

# SOLD

subject to contract



## 2 Hollins Cottage, Hollins, Old Brampton, Chesterfield, S42 7JR

- NO CHAIN
- FRINGE OF THE PEAK DISTRICT
- 3 BED, 3 RECEPTION ROOMS
- STONE BUILT COTTAGE
- SOUGHT AFTER VILLAGE LOCATION
- VIEWING BY APPOINTMENT ONLY

**Guide Price £250,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Stone built three double bedroom mid terraced cottage offered with NO CHAIN! Unique opportunity to acquire a character property in a stunning rural location with countryside views!

Sought after village location of Old Brampton on the fringe of the Peak District National Park.

Entrance porch, open plan hallway, THREE RECEPTION ROOMS, fitted kitchen, downstairs WC, conservatory.

Three well proportioned first floor bedrooms & spacious fully tiled family bathroom/ WC with corner bath & separate shower cubicle.

Enclosed low maintenance gardens to front & rear - potential to create off street parking to front (subject to planning permission).

Gas central heating & uPVC double glazed.

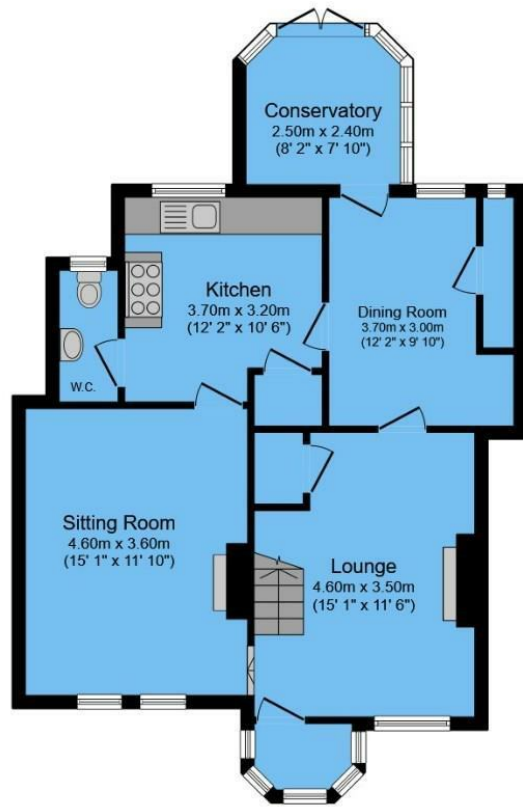
Mains electric, mains gas, mains water & cesspit for drainage.

Clean & tidy throughout, in need of cosmetic improvement - come & put your own stamp to it!

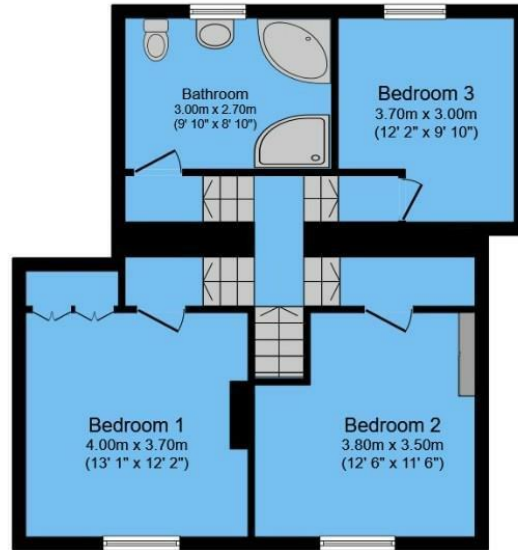
FREEHOLD - COUNCIL TAX BAND B (NORTH EAST DERBYSHIRE)







**Ground Floor**



**First Floor**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">92</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<span style="font-size: 2em;">65</span>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Total floor area 123.6 m<sup>2</sup> (1,330 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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