



16 Wateringbury Grove, Staveley, Chesterfield, S43 3TS

- NO CHAIN
- EASY ACCESS TO M1
- LOW MAINTENANCE GARDEN
- TWO BED MID TERRACE
- CUL-DE-SAC
- PUT YOUR OWN STAMP TO

Offers In The Region Of £95,000

HUNTERS[®]
HERE TO GET *you* THERE

CALLING ALL FIRST TIME BUYERS & INVESTORS!

Ideal for Chesterfield / Sheffield / M1 access (J29a & 30). Walking distance to shops, schools & supermarket.

OFFERED WITH NO CHAIN!

Spacious TWO DOUBLE bedroom mid terrace in need of some cosmetic updating.

Situated at the end of a side road (cul-de-sac) centrally located for amenities & schools.

A spacious terrace comprising:- open porch, entrance hall, two large reception rooms, kitchen, two first floor double bedrooms & shower room / WC.

Gas centrally heated & double glazed.

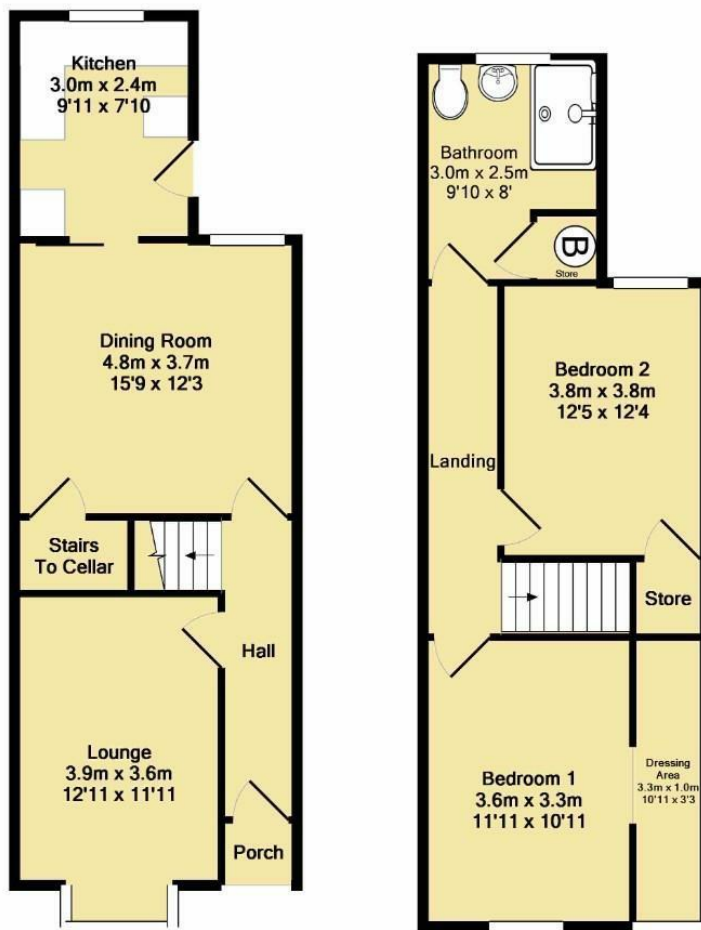
On street parking, forecourt & enclosed patio to the rear.

FREEHOLD - COUNCIL TAX BAND A.

VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW.







GROUND FLOOR
APPROX. FLOOR
AREA 41.2 SQ.M.
(444 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 40.3 SQ.M.
(434 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.6 SQ.M. (878 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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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