

# SOLD

subject to contract



## 7 Old Bakery Close, Old Whittington, Chesterfield, S41 9JN

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDEN
- TAX BAND B
- PERFECT RETIREMENT BUNGALOW
- THREE PIECE SUITE SHOWER ROOM
- DRIVEWAY PARKING
- CALL HUNTERS NOW

**Offers In The Region Of £150,000**

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

Offered with no upward chain is this delightful two bedroom terraced bungalow.

Situated the North side of Chesterfield, Old Whittington, has wonderful local amenities, good schools & this home is just a short walk away from Chesterfield canal yet located well to get to Chesterfield Train Station, M1 J29, Sheffield & Dronfield.

A rare opportunity has risen to acquire this fantastic retirement property. Within very close proximity of the bus stop at the end of the close, convenient shops, post office, prescription service chemist & hairdresser.

Easy to manage accommodation comprises an entrance hall, lounge with patio doors onto the rear, a fitted kitchen and a modern shower room. There are two bedrooms that provide additional accommodation.

GAS CENTRALLY HEATED (Combi) & uPVC double glazed

Externally, the property has been designed with low maintenance in mind. There is a driveway parking for one car and a double width front garden that could provide additional parking.

To the rear of the property is a low maintenance patio garden offering a good degree of privacy and a modern shed.

Call HUNTERS to arrange your viewing today.

Freehold, Chesterfield Borough Council Band B

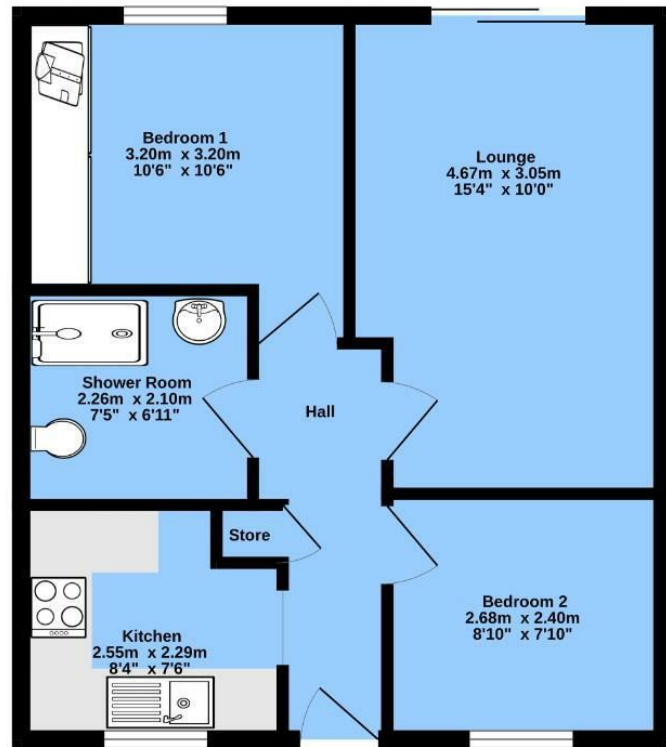








GROUND FLOOR  
44.2 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 44.2 sq.m. (475 sq.ft.) approx.  
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) <b>A</b>                          |           | <b>90</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            | <b>67</b> |                                                                                                                |
| (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<br>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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