



2 Sutton View, Hillstown, Bolsover, Chesterfield, S44 6LQ

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- LOTS OF DRIVEWAY PARKING
- TAX BAND B
- BAY WINDOWED
- IN NEED OF MODERNISATION
- GARDENS FRONT AND REAR
- CALL HUNTERS NOW

Offers In The Region Of £200,000

HUNTERS®
HERE TO GET *you* THERE

Take a look at the great space available here in this large two bedroom, semi detached property, situated in the popular village of Hillstown, Bolsover.

AVAILABLE WITH NO CHAIN - call Hunters today to arrange your viewing.

Located in a quiet cul de sac, close to open countryside, village amenities, historic sights - yet easy access to M1, Chesterfield, Mansfield & Sheffield.

Although in need of some modernisation the property is priced to sell appropriately & offers scope for you to make your own personal touches and improve value!

The extended accommodation is on a level plot and comprises:-

Entrance hall, two bedrooms, front reception room / possible third bedroom with bay window, wet room, & second reception room with bay window with sliding doors opening into the kitchen.

Gas central heating & uPVC double glazed.

Loads of driveway parking, single garage & gardens to front & rear.

Freehold - Bolsover Council - Band B, EPC Rating D.







Total floor area 79.9 m² (860 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.



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			
(81-91) B			81
(69-80) C		61	
(55-68) D			
(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

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