



## 9 Thoresby Avenue, Clowne, Chesterfield, S43 4SW

- NO UPWARD CHAIN
- OPEN PLAN KITCHEN DINER
- 3 PIECE SUITE SHOWER ROOM
- DRIVEWAY AND DETACHED GARAGE
- PERFECT RETIREMENT BUNGALOW
- 3 GOOD SIZED BEDROOMS
- PATIO GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £220,000**

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



## Offered with NO CHAIN is this THREE BEDROOM DETACHED BUNGALOW.

Situated to the East side of Chesterfield, Clowne, has it's own local amenities including supermarkets, town shops, The Arc leisure centre, within catchment area of Clowne Primary & Secondary schools, great for access to Chesterfield, Worksop, Sheffield & M1.

A perfect retirement bungalow!

This property comprises of the hallway, spacious L shaped, open plan lounge diner which opens into the kitchen, utility/porch, a good sized conservatory, two double bedrooms and a single bedroom, and a tiled, three piece suite shower room.

Gas central heating and uPVC double glazed windows.

Patio garden to the rear with decking. Driveway parking to the side and a detached single garage.

Call Hunters to book your viewing now!

LEASEHOLD, we understand there is a £15 payment is payable per annum (please seek legal advice to confirm). 200 year lease from 25/03/1969, meaning 144 years remaining.

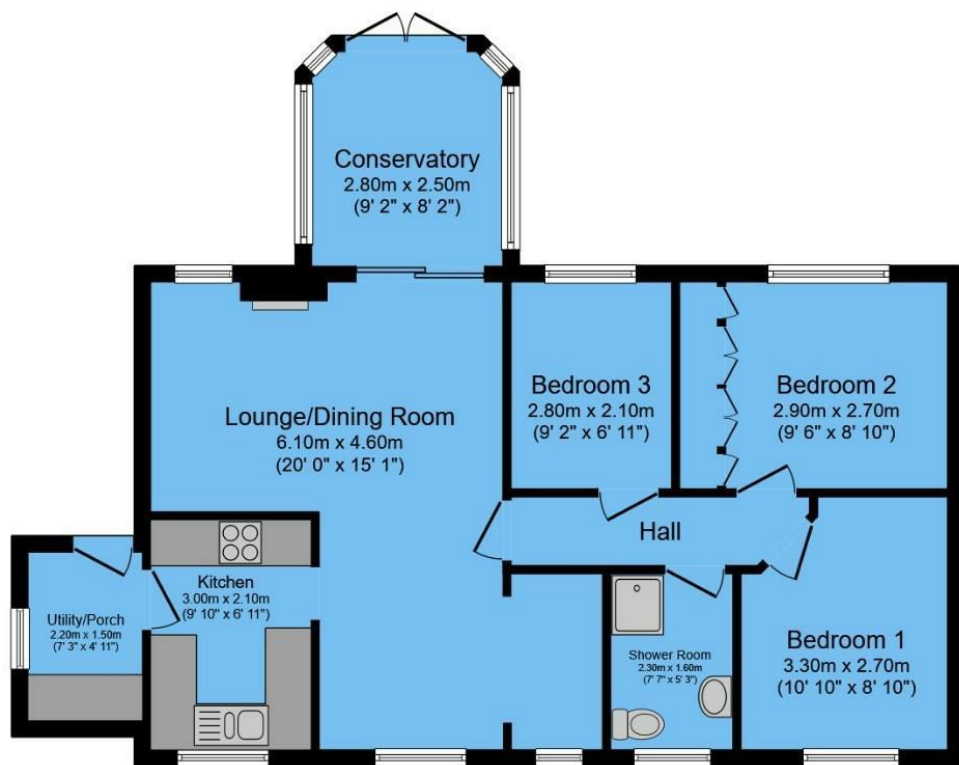
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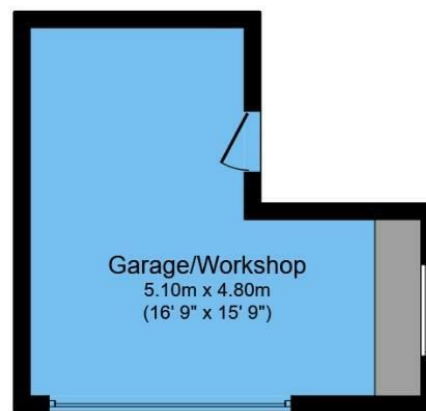








**Floor Plan**



**Outbuilding**

Total floor area 93.1 m<sup>2</sup> (1,002 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</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 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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