

# HUNTERS®

HERE TO GET *you* THERE

# SOLD

subject to contract

**24 Bramshill Rise, Walton, Chesterfield, S40 2DG**

- NO UPWARD CHAIN
- FITTED KITCHEN DINER
- 3 GOOD SIZED BEDROOMS
- PATIO GARDEN TO REAR
- SPACIOUS LOUNGE
- CONSERVATORY
- FULLY TILED SHOWER ROOM
- CALL HUNTERS NOW

**Offers In The Region Of £230,000**



## HUNTERS®

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This attractive NO CHAIN, three-bedroom detached house is located in the highly sought-after Walton area, to the West of Chesterfield Town Centre. Situated within a popular residential estate, this home offers a fantastic location with convenient access to local amenities and easy routes leading towards the Peak District and Matlock, perfect for those who enjoy outdoor pursuits or simply a quieter, scenic setting.

The property comprises an inviting entrance hall, a spacious lounge, and a fitted kitchen diner that flows through to the conservatory, creating an ideal space for family gatherings and relaxation.

Upstairs, you'll find three well-proportioned bedrooms, along with a fully tiled, three-piece suite shower room.

The home benefits from gas central heating with a combi boiler and uPVC double-glazed windows, ensuring comfort and energy efficiency throughout.

Externally, there is a low-maintenance enclosed rear patio, ideal for outdoor dining or entertaining.

A driveway provides ample off-road parking, while the integral garage offers additional space, complete with a WC at the rear for added convenience.

This property is offered with no chain and is perfect for anyone seeking a well-maintained home in a desirable location with excellent access to both town and countryside.

Call Hunters to view now!

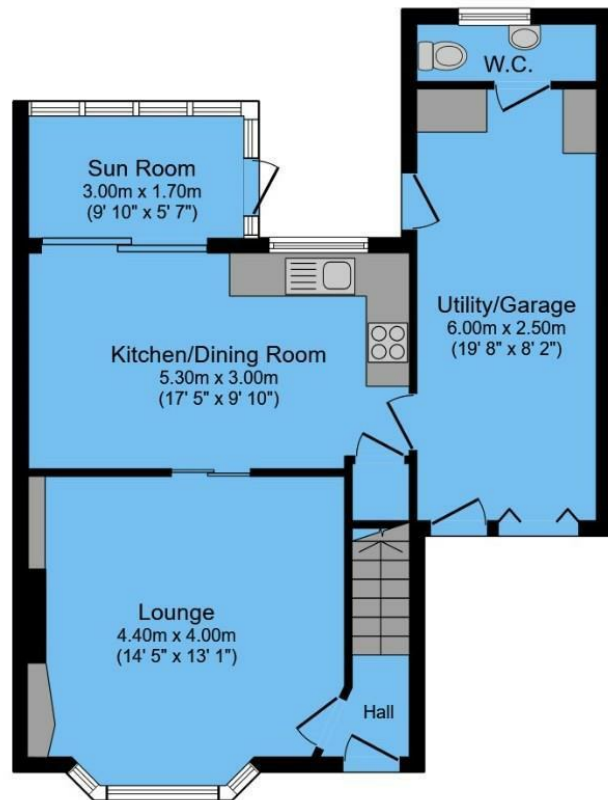
Freehold, Tax Band C, EPC Rating C.



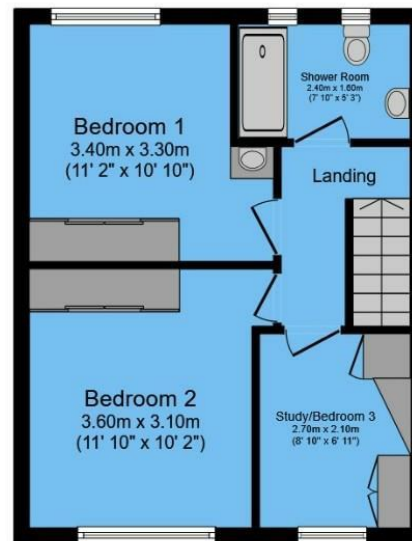








**Ground Floor**



**First Floor**

Total floor area 98.4 m<sup>2</sup> (1,059 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>85</b>
(69-80) <b>C</b>	<b>69</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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