



27 Valley Road, Spital, Chesterfield, S41 0HB

- NO CHAIN
- ON ROAD PARKING
- TWO RECEPTION ROOMS

- TWO BED SEMI
- SOUTH FACING GARDEN
- BRAND NEW BATHROOM

Guide Price £150,000

HUNTERS®
HERE TO GET *you* THERE

NEW LOWER PRICE (GUIDE PRICE £150,000 TO
£160,000)

OFFERED WITH NO CHAIN - IDEAL FIRST TIME BUYER
HOME!

Check out this two bedroom semi detached house - located minutes away from Chesterfield Town Centre, close to quality schools for all ages and ideal for anyone working at Royal Hospital at Calow. Bus stop to Chesterfield nearby - as is M1 J29 & the Train station.

With characteristic features, this property comprises:- side entrance hall, lounge, dining room with understairs store / half cellar, fitted kitchen.

On the first floor are two double bedrooms & BRAND NEW bathroom / WC. There is access to a loft room with side elevation window.

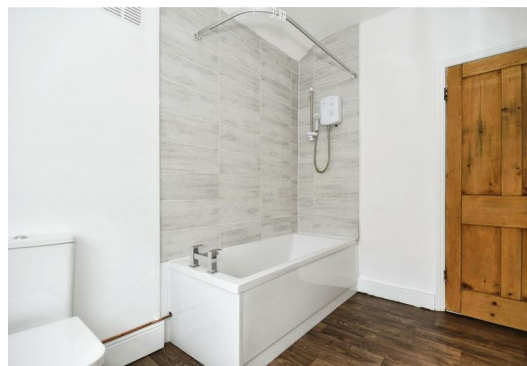
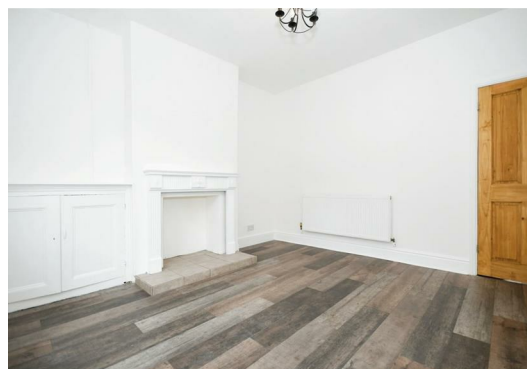
Outside sees on road parking, SOUTH FACING rear garden with lawn, garden borders - a great space to make your own.

Gas central heating & uPVC double glazed.

Would make a great first time buyer home or investment opportunity - we believe it would rent out at 750 PCM - a 5.6% yield.

FREEHOLD | COUNCIL TAX BAND A

VIEWINGS NOW - CALL HUNTERS TO BOOK YOURS







Total floor area 82.9 m² (892 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		
(69-80) C		74
(55-68) D	47	
(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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