

# HUNTERS®

HERE TO GET *you* THERE

# SOLD

subject to contract

**35 Wellington Street, New Whittington, Chesterfield, S43  
2BJ**

- NO CHAIN
- WITH GARAGE
- INVESTMENT OPPORTUNITY

- TWO BEDROOM TERRACE
- IDEAL FIRST TIME BUYER HOME
- VIEW NOW

**Price £127,000**



**HUNTERS®**

HERE TO GET *you* THERE

NOW AVAILABLE TO FIRST TIME BUYERS TOO - TWO BEDROOM TERRACE WITH GARAGE! OFFERED WITH NO CHAIN!

Situated, the North side of Chesterfield - New Whittington - has it's own local amenities including shops, hairdressers, butchers, pharmacy & more, catchment area for New Whittington Primary schools & Whittington Green Secondary, within walking distance of the wonderful Chesterfield Canal & yet easy access to Sheffield, Dronfield & M1.

**IDEAL FIRST TIME BUYER OR INVESTMENT**

**OPPORTUNITY!** This property comprises:- lounge, fitted kitchen / diner with understairs store, two first floor bedrooms & combined bathroom / WC with shower over bath & housing the combi boiler.

Outside sees front courtyard, rear garden with lawn with a detached garage & parking to the rear (access via private road).

Gas central heating & uPVC double glazed.

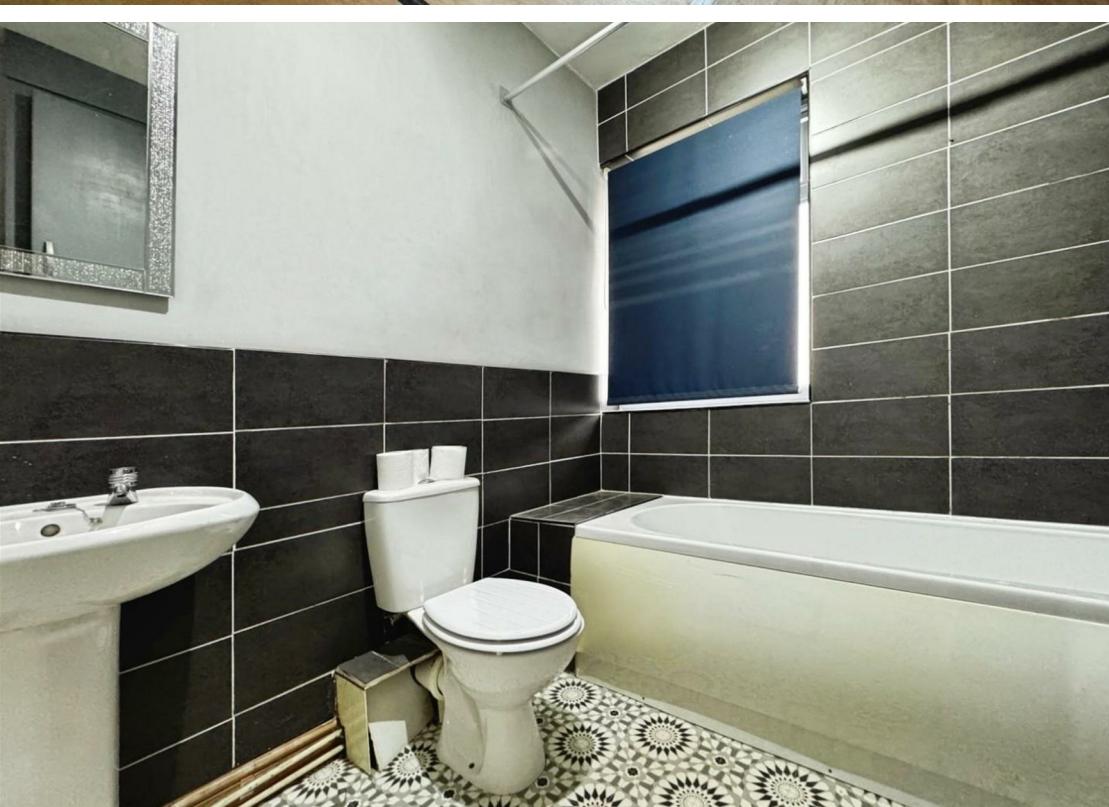
The current tenant is moving out & has been paying £760 per calendar month this would make a great investment - 7%  
**YIELD!**

**FREEHOLD.**

Council tax band A under Chesterfield Borough Council.

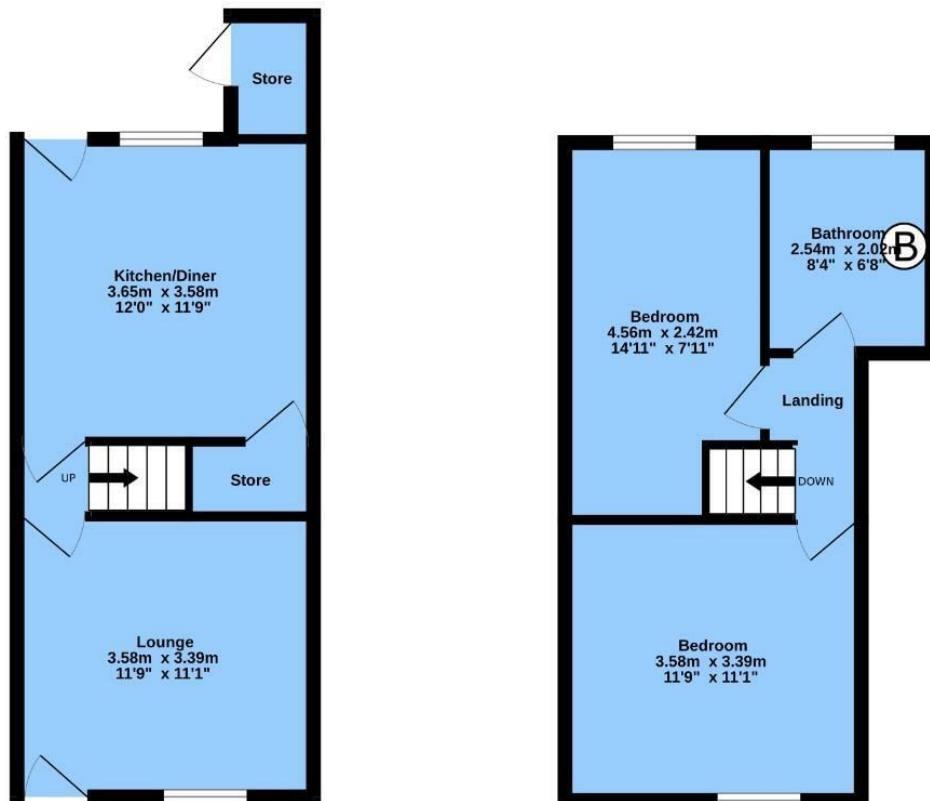
**BOOK YOUR VIEWING NOW - CALL HUNTERS BEFORE IT'S TOO LATE!**





GROUND FLOOR  
30.0 sq.m. (323 sq.ft.) approx.

1ST FLOOR  
30.7 sq.m. (330 sq.ft.) approx.



TOTAL FLOOR AREA: 60.6 sq.m. (653 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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		79
(69-80) C		
(55-68) D		59
(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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