

# HUNTERS®

HERE TO GET *you* THERE

# SOLD

subject to contract

**15 Clarkson Avenue, Boythorpe, Chesterfield, S40 2RS**

- FULL REFURBISHMENT REQUIRED
- TWO DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN
- GREAT INVESTMENT
- TWO RECEPTION ROOMS
- THREE PIECE SUITE SHOWER ROOM
- DRIVEWAY PARKING
- CALL HUNTERS NOW

**Guide Price £125,000**



## HUNTERS®

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Situated in the sought-after area of Boythorpe, this two-bedroom semi-detached house offers a fantastic opportunity for investors or buyers looking for a full refurbishment project on a good sized plot.

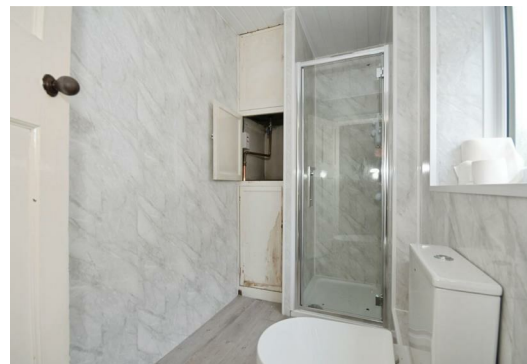
Ideally located within Chesterfield Town Centre, the property is close to well-regarded schools, with excellent transport links to the M1, making it a convenient base for commuters. It's also just a short distance from the beautiful Queen's Park and the ever-popular bottom of Chatsworth Road, known for its independent shops, cafés, and vibrant community feel.

The ground floor comprises a bright lounge with a bay window, a separate dining room, a fitted kitchen, and a rear porch leading out to the garden. Upstairs, the property offers two generous double bedrooms and a three-piece suite shower room.

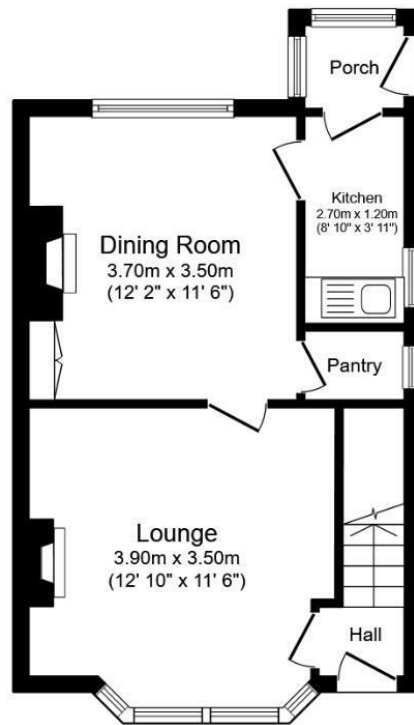
Outside, there is a long, good-sized rear garden. To the front, there is driveway parking.

This is an excellent investment opportunity in a desirable location, with no onward chain and plenty of scope to add value through renovation. Call Hunters to book your viewing now!

FREEHOLD | TAX BAND A | EPC RATING F

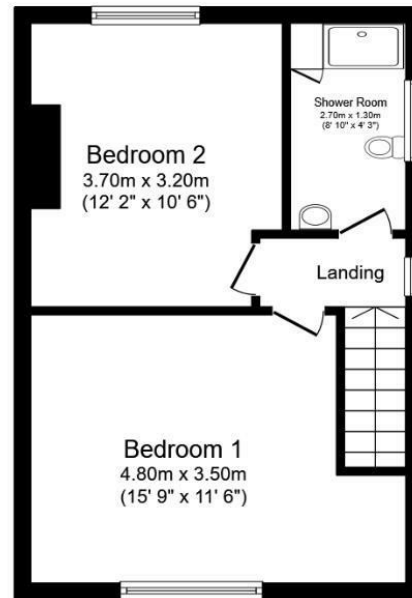






### Ground Floor

Floor area 38.3 sq.m. (412 sq.ft.)



### First Floor

Floor area 35.8 sq.m. (385 sq.ft.)

Total floor area: 74.1 sq.m. (798 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## 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>		
(69-80) <b>C</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

## 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.



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