

# HUNTERS®

HERE TO GET *you* THERE

# SOLD

subject to contract

**38 Somerset Drive, Brimington, Chesterfield, S43 1DH**

- NO UPWARD CHAIN
- 3 GOOD SIZED BEDROOMS
- MODERN KITCHEN
- DRIVEWAY PARKING
- WELL PRESENTED HOUSE
- SPACIOUS LOUNGE
- LARGER THAN AVERAGE GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £160,000**



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# NO CHAIN, WELL MAINTAINED THREE BEDROOM SEMI DETACHED HOUSE!

Located in the popular residential area of Brimington, close to village amenities and with great public transport connections to Chesterfield.

As you enter this property, downstairs you will find the hallway, spacious lounge, modern kitchen diner (appliances included) opening into the utility room.

Going upstairs, there are three well proportioned bedrooms, and a tiled, three piece suite bathroom.

Gas central heating (combi boiler) and uPVC double glazed windows.

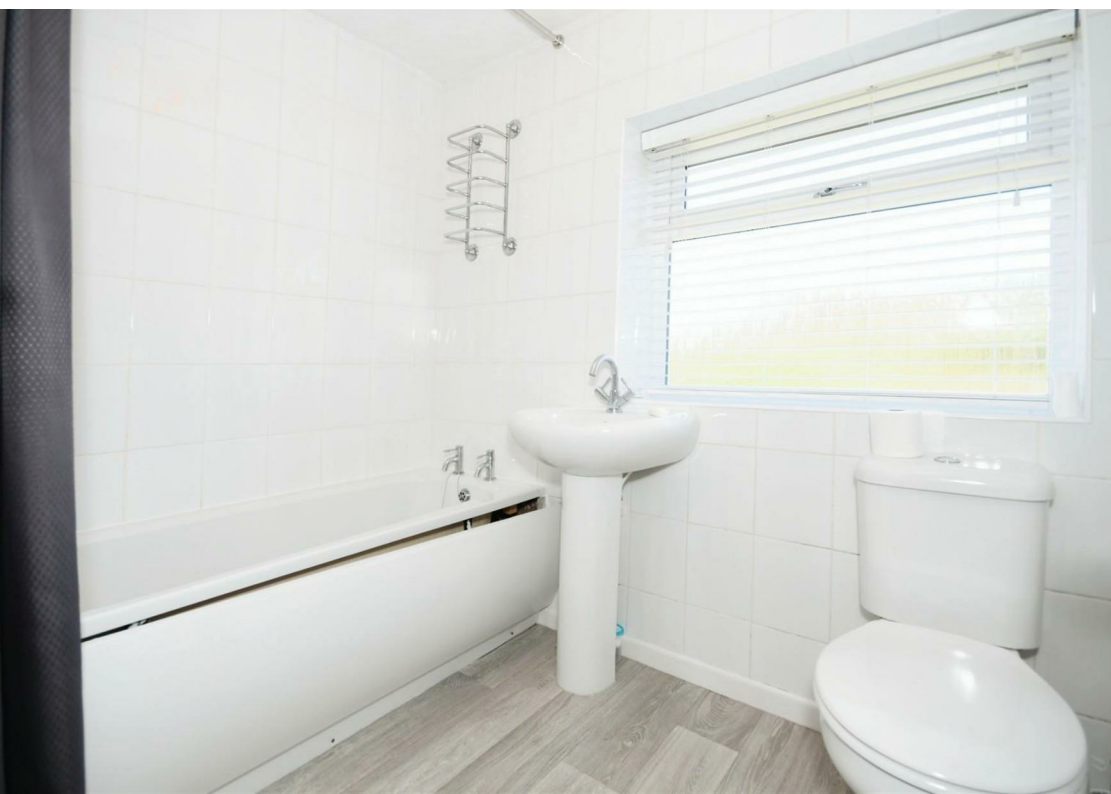
Off street parking to the front. To the rear, there is a larger than average garden with pebbles area, decking, and lawn.

Don't miss out on booking a viewing for this property - call Hunters now!

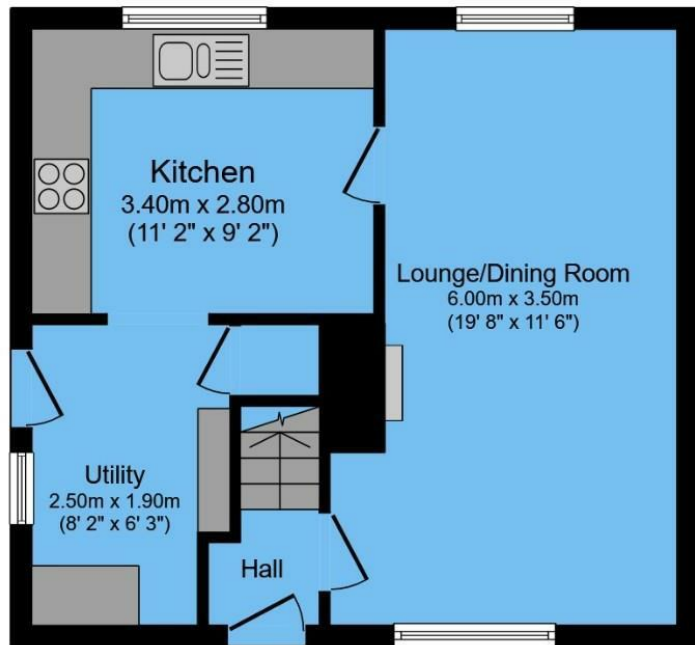
FREEHOLD | TAX BAND A | EPC RATING D.



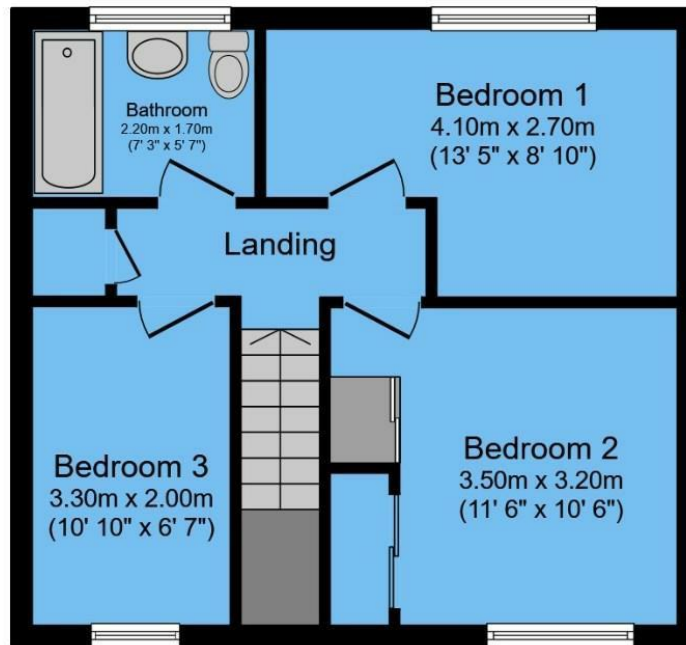








**Ground Floor**



**First Floor**

Total floor area 80.4 m<sup>2</sup> (866 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>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>58</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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