



## 212 Old Road, Brampton, Chesterfield, S40 3QW

- FULLY MODERNISED BY CURRENT OWNER
- MODERN FITTED KITCHEN DINER
- FAMILY BATHROOM
- OFF STREET PARKING
- SPACIOUS LOUNGE
- THREE WELL PROPORTIONED BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- CALL HUNTERS NOW

**Offers Over £250,000 - £270,000**

**HUNTERS®**  
HERE TO GET *you* THERE



**\*\*REDUCED FOR A QUICK SALE TO OFFERS OVER £250,000\*\***

## Immaculate Three Bedroom End-Terraced Home in Prime Brampton Location

This beautifully presented three-bedroom end-terraced property is perfectly positioned in the sought-after area of Brampton, just a short stroll from the bustling Town Centre and the vibrant "Hub" of Chatsworth Road—home to an array of popular restaurants, cafes, pubs, salons, and boutique shops. The property also sits within the highly regarded Brookfield School catchment area, making it an ideal choice for families.

Fully modernised by the current owner, the home offers a stylish and comfortable living environment throughout. Upon entering, you are welcomed by a handy entrance porch leading into a spacious lounge, followed by a sleek, contemporary kitchen diner—perfect for family meals and entertaining. A separate utility room and convenient downstairs WC add to the practicality of this home.

Upstairs, you'll find three generously sized bedrooms and a modern family bathroom featuring a white three-piece suite and overhead shower.

The property benefits from gas central heating via a combi boiler and uPVC double-glazed windows throughout, ensuring warmth and energy efficiency.

Outside, the enclosed rear garden is low-maintenance and includes useful outbuildings for storage. To the front, a block-paved driveway provides off-street parking for two vehicles.

This is a fantastic opportunity to acquire a home in a highly desirable location. Early viewing is strongly recommended, call Hunters now!

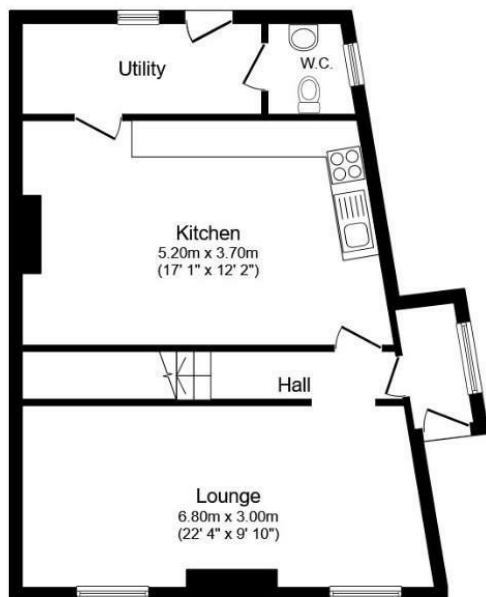
Freehold, Tax Band B, EPC Rating D.





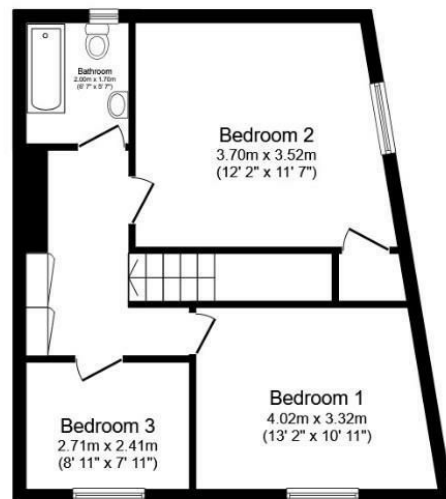






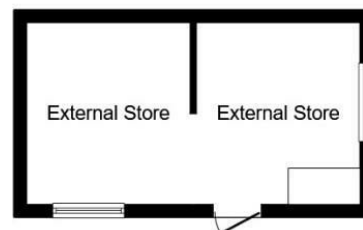
### Ground Floor

Floor area 58.1 sq.m. (626 sq.ft.)



### First Floor

Floor area 47.4 sq.m. (510 sq.ft.)



### Outbuilding

Floor area 16.5 sq.m. (178 sq.ft.)

Total floor area: 122.0 sq.m. (1,313 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)

## 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>		
(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		
	61	74
<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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>