

# SOLED

Prior to full marketing.  
similar properties urgently required



**19 Private Drive, Hollingwood, Chesterfield, S43 2LB**

- NO CHAIN
- POPULAR AREA
- GOOD SIZE PLOT
- SEMI DETACHED BUNGALOW
- DRIVEWAY PARKING
- VIEW NOW

**Offers In The Region Of £200,000**

**HUNTERS®**

HERE TO GET *you* THERE

Located in the popular area of Hollingwood is this extended 2 bedroom semi detached bungalow.

Offered without any upward chain!

The property has been well maintained over the years and extended to improve a larger living area.

This delightful bungalow is within close proximity of fantastic local amenities yet minutes drive to Chesterfield & M1 J30.

The accommodation comprises a large kitchen dining room, a separate dining room and a good sized lounge,

2 well proportioned bedrooms & a modern shower/bathroom.

uPVC double glazed & gas central heating.

Externally the property boast lots of off street parking with the driveway and mature garden areas offering a good degree of privacy.

At the rear is a westerly facing garden for that afternoon sunshine - with lawn, patio & out building.

Call Hunters today to view.







## 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>75</b>
(55-68) <b>D</b>		<b>60</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

Total floor area 102.0 sq.m. (1,098 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.



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