



8 Malvern Road, Brockwell, Chesterfield, S40 4DY

- HUGE POTENTIAL
- THREE DOUBLE BEDROOMS
- PRIVATE WESTERLY FACING PLOT
- NO CHAIN
- SOUGHT AFTER LOCATION
- BOOK YOUR VIEWING NOW

Offers In The Region Of £325,000

HUNTERS®
HERE TO GET *you* THERE

OFFERING HUGE POTENTIAL - NEVER BEEN ON THE
MARKET BEFORE - 1930'S THREE DOUBLE BEDROOM
DETACHED HOUSE!

Situated in a popular location of Brockwell, within catchment
area of Outwood Academy Secondary School & Brockwell
Primary school, close to all local amenities, within easy reach of
Town Centre, walking distance to the "Hub" of Chatsworth Road
restaurants, hairdressers, pubs, cafes & more.

OFFERED WITH NO CHAIN

DOUBLE SIZE PLOT - MATURE ESTABLISHED REAR
GARDEN HAVING A GOOD DEGREE OF PRIVACY.

Outside has driveway parking & garage & WESTERLY FACING
REAR GARDEN.

1361 square feet of accommodation comprising: entrance hall,
dining room with bay window, lounge with patio doors out on the
rear garden & kitchen.

Three first floor double bedrooms & bathroom with separate
WC.

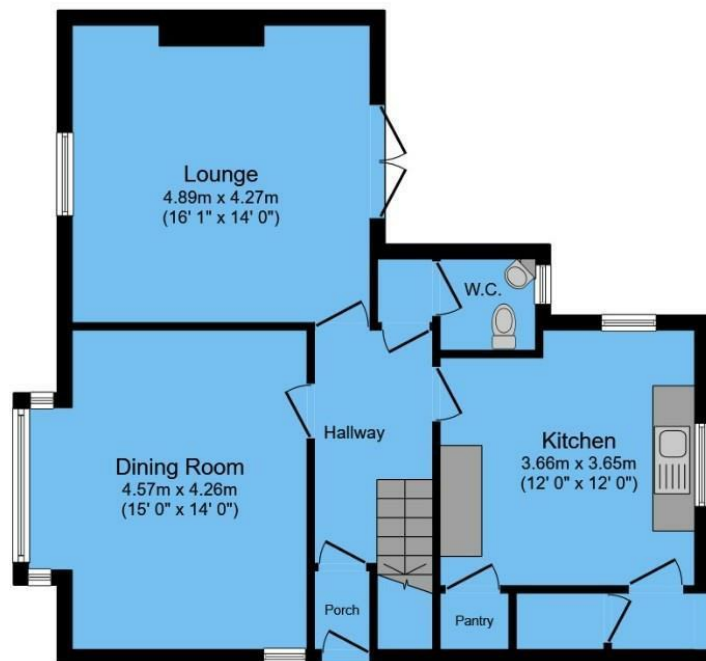
UPVC double glazed (approx 5 years old) & electric heating.
There is gas supplied to the property.

SOUGHT AFTER RESIDENTIAL AREA - MUST BE VIEWED -
CALL HUNTERS TO BOOK YOUR VIEWING NOW!

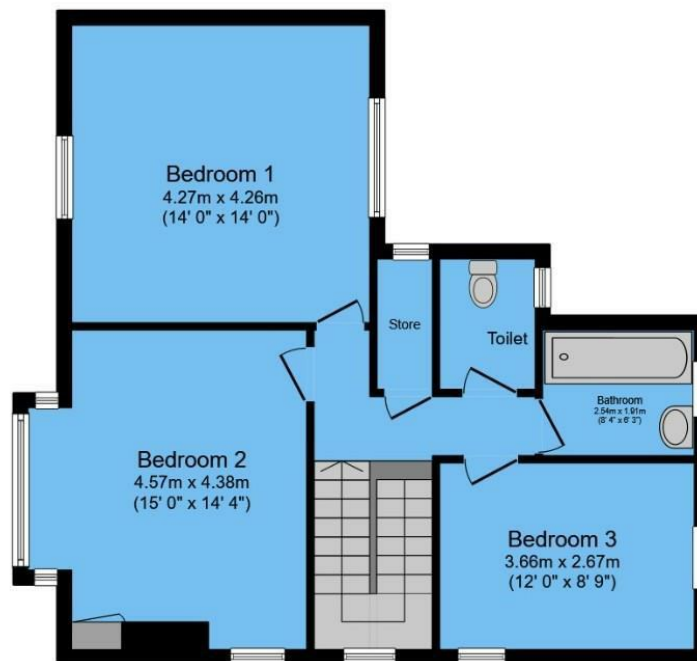
FREEHOLD | COUNCIL TAX BAND E







Ground Floor



First Floor

Total floor area 126.5 sq.m. (1,361 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) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	31	
(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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