



85 Derby Road, Chesterfield, S40 2EP

- NO CHAIN
- FIRST TIME BUYER HOME
- ENCLOSED LOW MAINTENANCE PATIO
- THREE BEDROOMS
- IDEAL INVESTMENT
- VIEW NOW

Price £100,000

HUNTERS®
HERE TO GET *you* THERE

OFFERED WITH NO CHAIN - set back off the road, located just a mile from this town centre is this great little three bedroomed mid terrace house.

PRICED ACCORDINGLY WITH POTENTIAL TO INCREASE VALUE - although the property requires some refurbishment there really is very little to do to make this a great property - we believe the property needs new flooring, decor & a good clean.

Close by great amenities on Derby Road to include cinema, gym, restaurants and retail outlets. Also on great commuter links to Chesterfield, Clay Cross Derby and Sheffield. On bus route with bus stop close by. Also within easy access to Chesterfield Royal Hospital.

The property comprises a front lounge, recently fitted modern kitchen with grey units & dining space & door to the rear garden.

To the first floor are three bedrooms and a modern combined bathroom with rain shower over bath & shower screen and contemporary tiled surrounding.

Modern Combi boiler (serviced in February 2026) for gas central heating, newer radiators downstairs, UPVC double glazing (some new units fitted in June 2018), modern consumer unit serviced in Jan 2024.

BRILLIANT FIRST TIME BUYER HOME - READY TO GET ON THE PROPERTY LADDER - A BLANK CANVAS TO MAKE YOUR OWN!

INVESTORS - an ideal investment opportunity - POTENTIAL FOR A 9% YIELD - we believe this property would rent out at £750 per calendar month with very little work required to turn it around.

Wall garden to the front, low maintenance WESTERLY FACING patio area to the rear. Non permit, on street parking is normally available in front of the property & electric charging points available at Tesco car park next door.

VIEWINGS AVAILABLE NOW - CALL HUNTERS TO BOOK YOURS - BY APPOINTMENT ONLY!

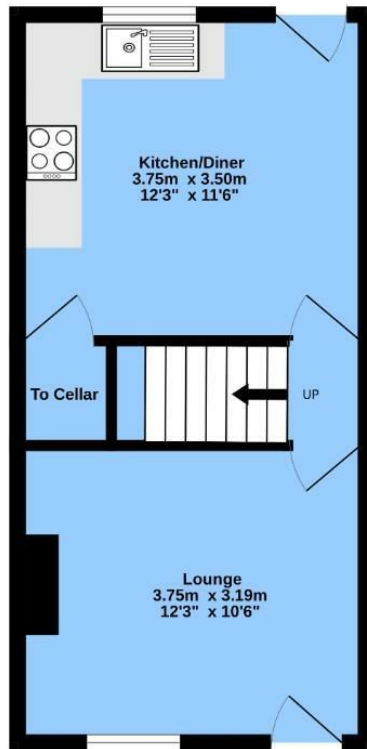
Freehold, Tax Band A, EPC Rating D



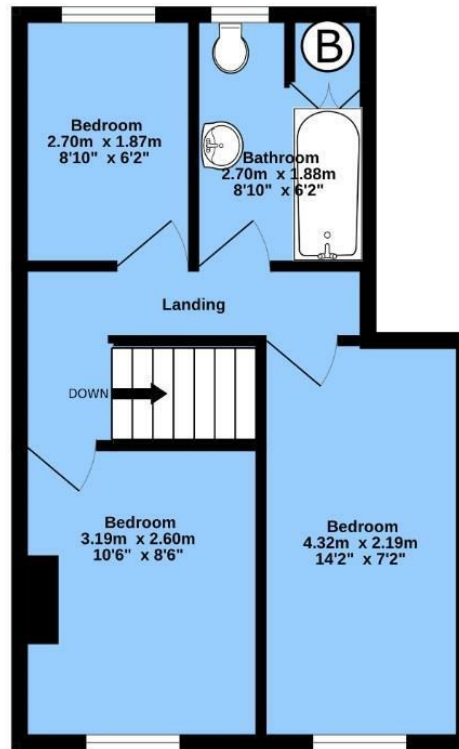


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GROUND FLOOR
28.9 sq.m. (311 sq.ft.) approx.



1ST FLOOR
33.5 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 62.4 sq.m. (672 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 62026

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		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(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

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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