



HUNTERS
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49 Chesterfield Road, Staveley, Chesterfield, S43 3QJ

- NO CHAIN
- SEMI DETACHED HOUSE
- DRIVEWAY PARKING
- TWO BEDROOMS
- BUILT IN 2018 - STILL UNDER GUARANTEE
- VIEW NOW

Guide Price £140,000

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REDUCED TO A LOWER GUIDE PRICE OF £140,000 to
£150,000

ATTENTION FIRST TIME BUYERS / DOWNSIZERS ALIKE -
VERY WELL PRESENTED - BUILT IN JUST 2018 - MODERN
TWO BEDROOM SEMI DETACHED HOUSE - DRIVEWAY TO
THE REAR!

Situated for good access to local amenities, Poolsbrook Country
Park, schools & Chesterfield Town Centre the property is also
well placed for the M1 J29A & 30.

A blank canvas to put your own stamp to, this property
comprises:- modern kitchen / diner with downstairs WC & open
plan into the lounge with patio doors onto the rear garden.

The first floor houses two good size bedrooms & combined
bathroom / WC with shower over bath.

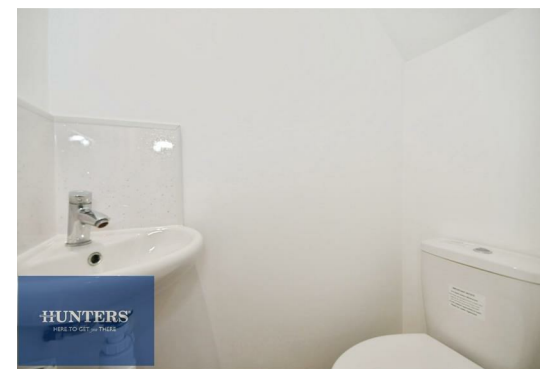
STILL HAVING TWO YEARS BUILDERS GUARANTEE - gas
central heating & uPVC double glazed - EPC RATING "B"!

Externally the property has a small frontage so you aren't
straight out onto the pavement, rear driveway parkin & garden
designed for low maintenance.

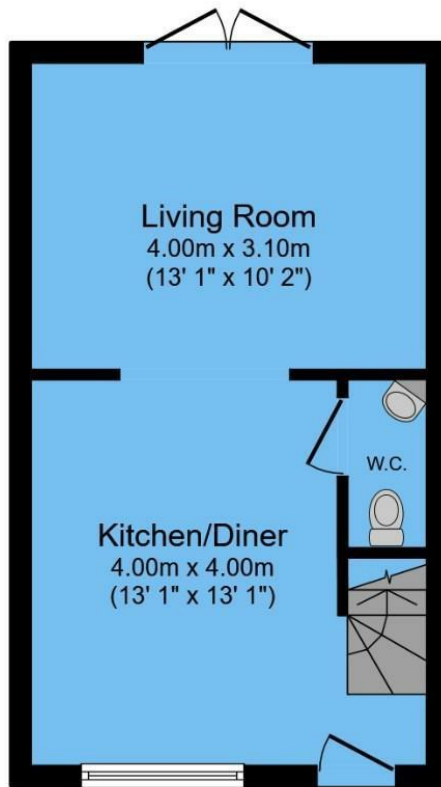
INVESTORS - we believe this property would rent out at £800
per calendar month - a 6.4% yield!

VIEWINGS AVAILABLE NOW - CALL HUNTERS TO BOOK
YOURS!

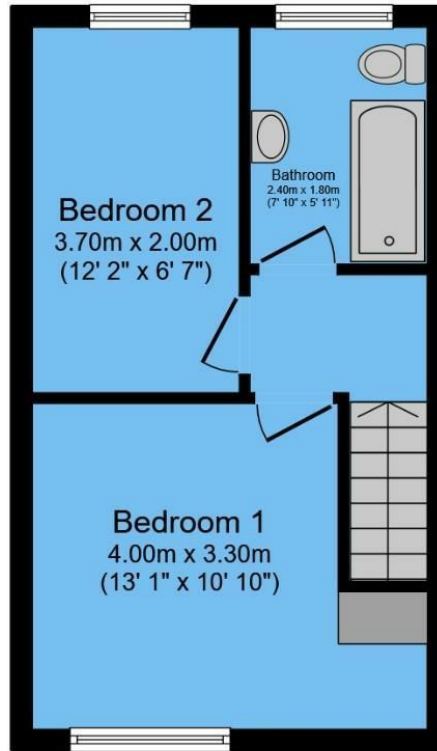
FREEHOLD | COUNCIL TAX BAND A







Ground Floor



First Floor

Total floor area 56.8 sq.m. (611 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		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(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

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