



## 6 Privet Close, Bolsover, Chesterfield, S44 6FW

- THREE BEDROOMS
- DOUBLE DRIVEWAY PARKING
- EPC B
- SEMI DETACHED
- STILL LIKE NEW - BUILT IN 2021
- VIEW NOW!

**Guide Price £200,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**\*GUIDE PRICE OF £200,000 TO £210,000\***

**GOOD SIZED FAMILY HOME - CUL DE SAC LOCATION -  
THREE BEDROOM SEMI DETACHED PROPERTY!**

Ideally situated for Bolsover Secondary School, easy access to M1 & close to all local amenities including shops, pharmacy, hairdressers, restaurants & more in Bolsover Village plus the famous Bolsover Castle.

**JUST BUILT IN 2021 - STILL UNDER TEN YEAR BUILDERS  
GUARANTEE!**

**STILL LIKE NEW, NEUTRALLY DECORATED THROUGHOUT**  
- The ground floor of this property comprises front door to the hallway, with downstairs WC, through to kitchen/dining room and sizable lounge with double doors to the garden and under stairs storage cupboard.

To the first floor there are three bedrooms (bedroom one with a fitted storage cupboard) and a family bathroom, with bath and overhead shower.

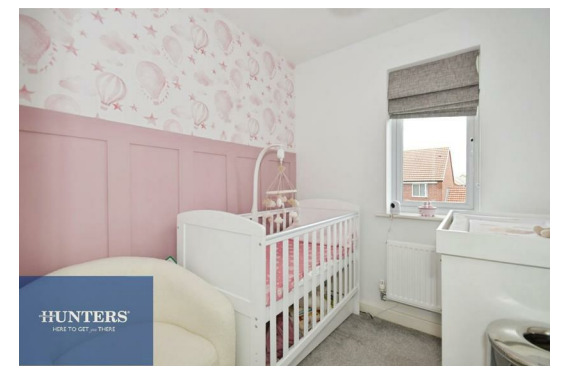
Outside the property to the front is **DOUBLE** driveway parking, to the rear is a fully enclosed garden area.

**VERY ENERGY EFFICIENT HOME, EPC RATED B - Gas  
central heated and double glazed.**

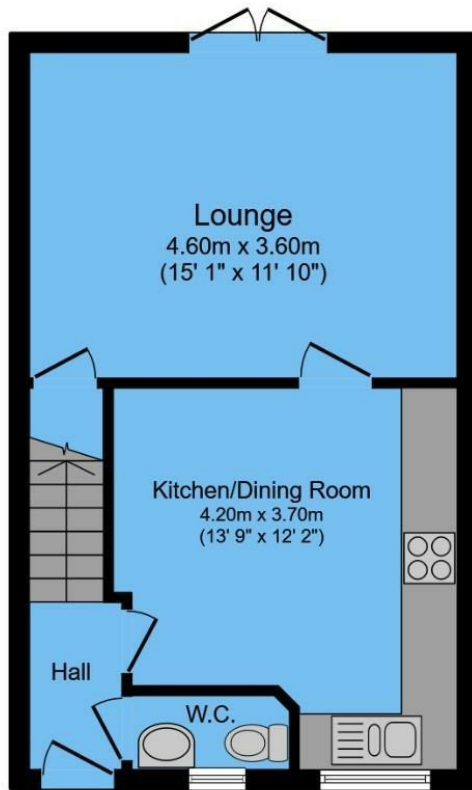
Call hunters to book your viewing today!

**FREEHOLD** but there is a ground maintenance fee of around  
£180 per annum.

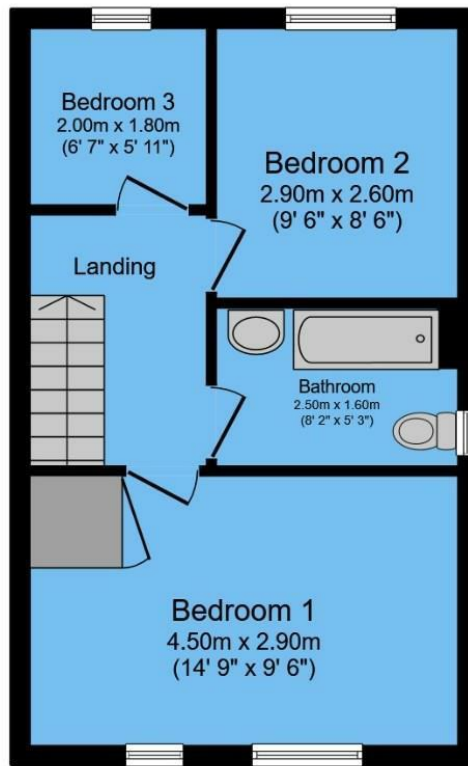
**COUNCIL TAX BAND B**







**Ground Floor**



**First Floor**

## 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>			<b>96</b>
(81-91) <b>B</b>		<b>83</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			
<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 70.8 sq.m. (762 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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