



12 Kariba Close, Riverside Village, Chesterfield, S41 0FP

- NO CHAIN
- GREAT LOCATION
- SOUTHERLY FACING REAR GARDEN
- VIEW NOW
- 2 BED TOWN HOUSE
- ATTENTION FIRST TIME BUYERS
- DRIVEWAY PARKING

Offers In The Region Of £150,000

HUNTERS®
HERE TO GET *you* THERE

**SUPERB FIRST TIME BUYER HOME - OFFERED
WITH NO CHAIN - IDEAL LOCATION FOR TRAIN
STATION, CHESTERFIELD TOWN CENTRE & MORE!**

CUL DE SAC LOCATION - welcome to this **TWO
BEDROOM TOWNHOUSE**, ideally positioned a short
walk from shops, amenities, Chesterfield Town Centre
and train station. Within the catchment area of sought
after schools.

A blank canvas, the property comprises:- entrance hall,
downstairs WC, fitted kitchen, lounge / diner with
conservatory off.

Two first floor bedrooms & combined bathroom / WC.

Externally the property has driveway parking &
SOUTHERLY FACING rear garden, designed for low
maintenance.

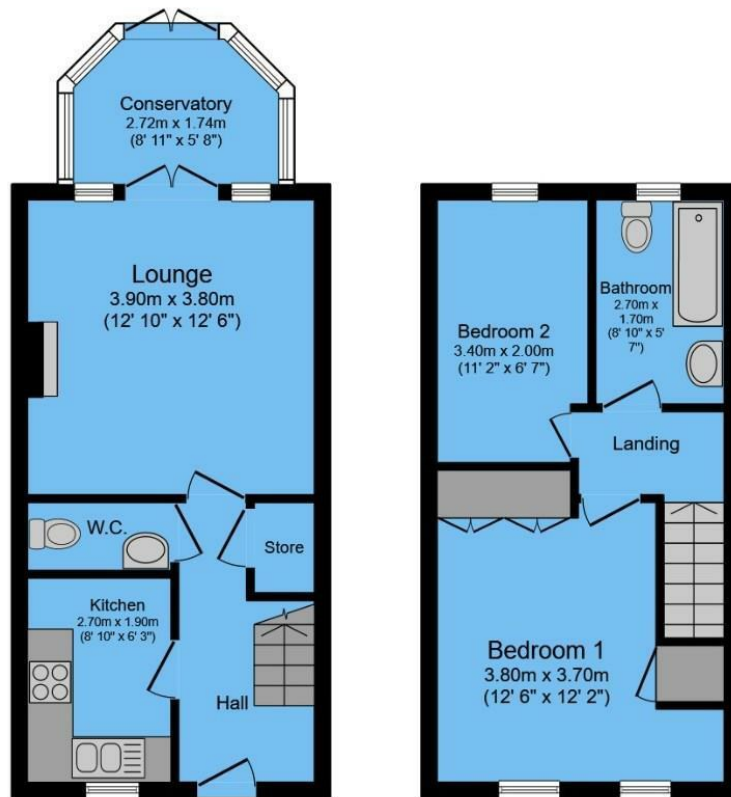
Would suit a first time buyer looking to get onto the
property ladder.

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

FREEHOLD | COUNCIL TAX BAND B







Ground Floor

First Floor

Total floor area 63.8 sq.m. (687 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		88
(81-91) B		
(69-80) C	70	
(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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>