HUNTERS®

HERE TO GET *you* THERE

SOLD

subject to contract

47 Spencer Street, Chesterfield, S40 4SD

- NO CHAIN
- TERRACED HOUSE
- CLOSE TO TRAIN STATION
- TWO DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- VIEW NOW

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Offers In The Region Of £115,000

REDUCED & ON THE MARKET TO BE SOLD - OFFERED WITH NO CHAIN - TWO BEDROOM TERRACE IN CHESTERFIELD TOWN CENTRE!

SUPERB FIRST TIME BUYER OPPORTUNITY OR FOR DOWNSIZERS ALIKE

Spencer Street is a quiet residential road in Chesterfield, known for its mix of traditional terraced homes and easy access to local amenities. The area has a relaxed, community feel while still being close to the town centre, shops, and green spaces.

It's conveniently located roughly 0.5 miles (about a 10-minute walk) from Chesterfield Railway Station, making it a practical choice for commuters and those needing good transport links.

Ready to move into & a blank canvas to make your own, this property comprises:- entrance porch, lounge, dining room with access to the cellar, fitted kitchen & rear porch out onto the rear garden.

On the first floor are the two double bedrooms & combined shower room / WC.

Gas central heating & uPVC double glazed.

IDEAL INVESTMENT - we believe it would rent out at £750 per calendar month - a yield of OVER 7%!

FREEHOLD | COUNCIL TAX BAND A

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

PLEASE NOTE: this property has been virtually staged for marketing purposes.

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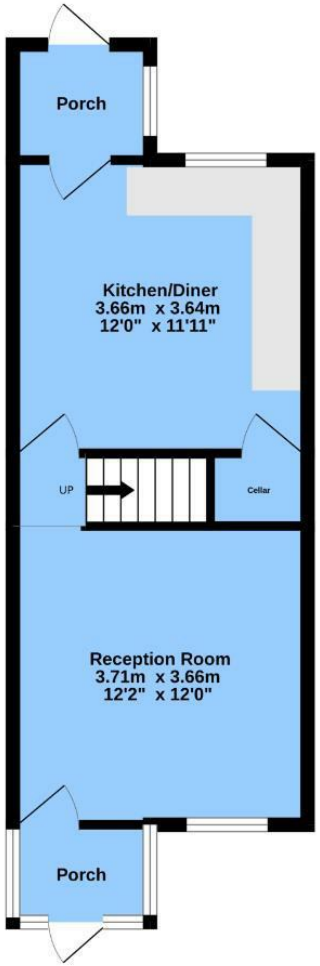
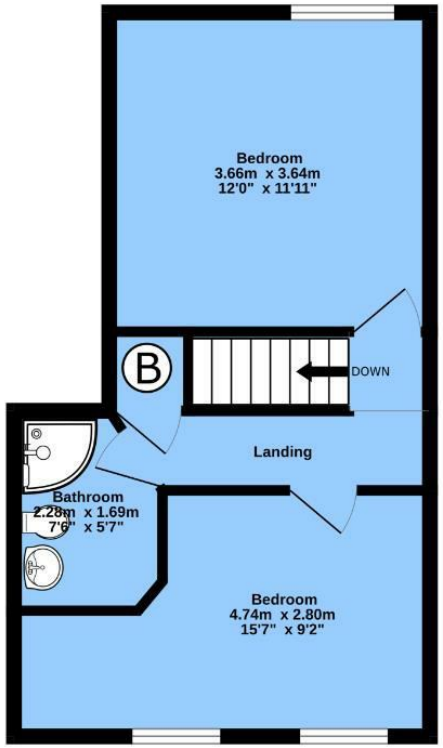
GROUND FLOOR
34.7 sq.m. (373 sq.ft.) approx.

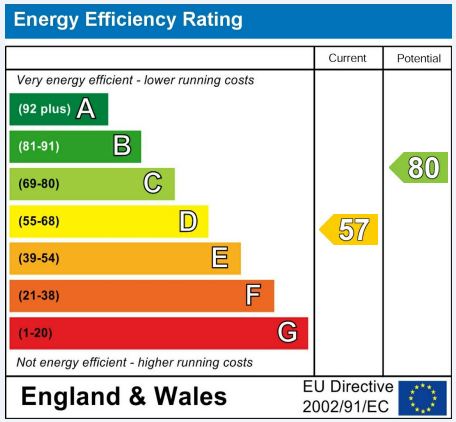


1ST FLOOR
34.2 sq.m. (368 sq.ft.) approx.



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.



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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The Property Ombudsman