

# HUNTERS®

HERE TO GET *you* THERE

# SOLD

subject to contract

**206 Chesterfield Road, Grassmoor, Chesterfield, S42 5HA**

- TWO BEDROOMS
- PARKING TO THE REAR
- BEAUTIFULLY PRESENTED

- MID-TERRACE
- REAR YARD
- VIEW NOW

**Offers In The Region Of £140,000**



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ATTENTION FIRST TIME BUYERS - BEAUTIFUL FAMILY HOME - READY TO MOVE STRAIGHT INTO.

Situated the South side of Chesterfield, Grassmoor, within popular catchment area of good schools, South Chesterfield Golf Club, local village amenities & Chesterfield Town Centre, yet close to M1 access J29.

HAVING FIELDS VIEWS TO THE FRONT & REAR - TWO BEDROOM MID TERRACE HOUSE WITH OFF ROAD PARKING TO THE REAR.

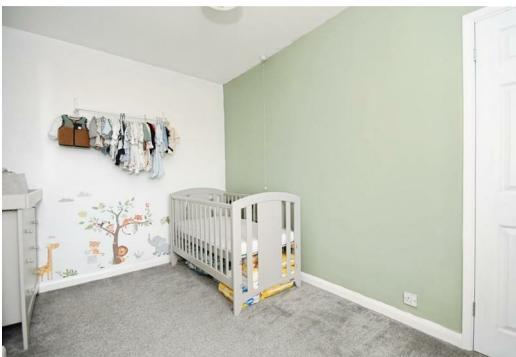
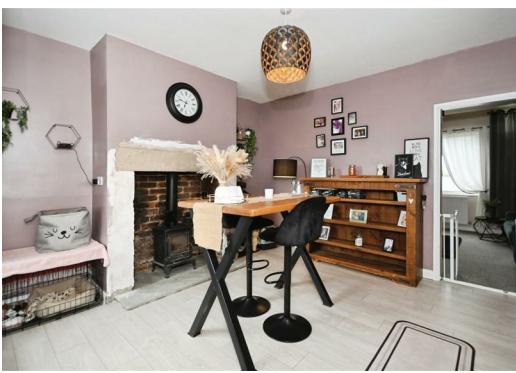
Designed for low maintenance & very well presented, the property comprises:- lounge, dining room, kitchen & rear entrance porch.

On the first floor are two well proportioned bedrooms & the modern shower room.

Gas central heating & uPVC double glazed.

FREEHOLD | COUNCIL TAX BAND A

VIEWING IS A MUST - CALL HUNTERS NOW TO BOOK YOURS!!

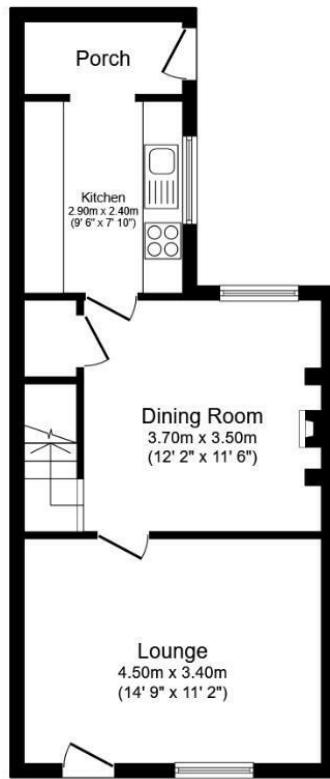




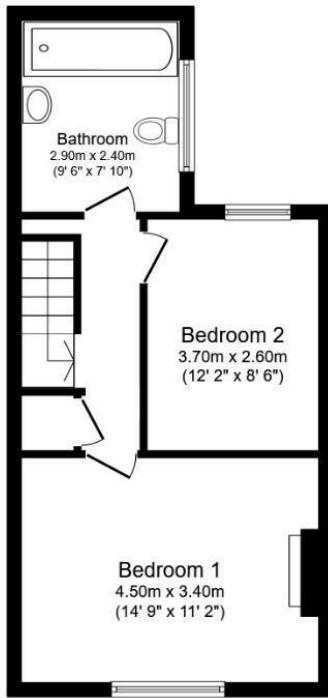
# ENERGY PERFORMANCE CERTIFICATE

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		85
(81-91) B		
(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
		



Floor area 41.6 sq.m. (448 sq.ft.)



Floor area 38.7 sq.m. (417 sq.ft.)

Total floor area: 80.3 sq.m. (864 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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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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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