HUNTERS®

SOLD

subject to contract

offer FREE valuations - call 01246540540 or email chesterfield@hunters







3 Drake Terrace, Station Road, Brimington, Chesterfield, S43 1LW

- NO CHAIN
- TWO BEDROOMS
- PRICED TO SELL
- COTTAGE STYLE TERRACE
- FRONT DRIVE
- VIEW NOW

HUNTERS®
HERE TO GET *you* THERE

Guide Price £80,000 - £90,000

GUIDE PRICE OF £80,000 TO £90,000

TWO BEDROOM COTTAGE, TERRACE WITH ALLOCARED DRIVEWAY PARKING - OFFERED WITH NO CHAIN - PRICED TO SELL TO INCREASE VALUE - GREAT FIRST TIME BUYER HOME / DOWNSIZERS ALIKE - ALSO MAKE AN IDEAL INVESTMENT OPPORTUNITY!

Drake Terrace is a pleasant residential setting in the popular village of Brimington, offering a convenient balance of village amenities and excellent transport links. Located just off Station Road, the area is within easy reach of a range of local shops, supermarkets, cafés, schools and healthcare facilities, while Chesterfield town centre is only a short drive away. The property also benefits from excellent road connections via the A619 and M1 motorway, making it an ideal location for commuters. With nearby parks, countryside walks and a strong sense of community, Brimington is a sought-after location for families, professionals and those looking to enjoy a well-connected village lifestyle.

ALTHOUGH THE PROPERTY REQUIRES REFURBISHMENT, THIS IS A BLANK CANVAS TO MAKE YOUR HOME, the property comprises:- lounge, kitchen, rear hall, modern tiled surround downstairs shower room & two double bedrooms on the first floor.

Gas central heating (combi boiler installed approx 10 years), uPVC double glazed & new roof installed approx 10-15 years ago.

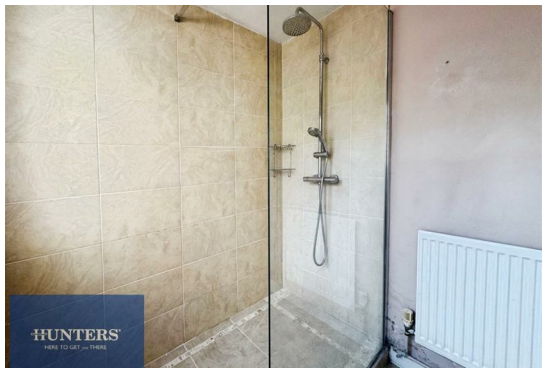
Externally the property has a parking spot to the front & small courtyard rear garden.

INVESTORS - we believe this property would fetch between £750 - £800 per calendar - POTENTIAL OF A 12% YIELD!

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

FREEHOLD | COUNCIL TAX BAND A



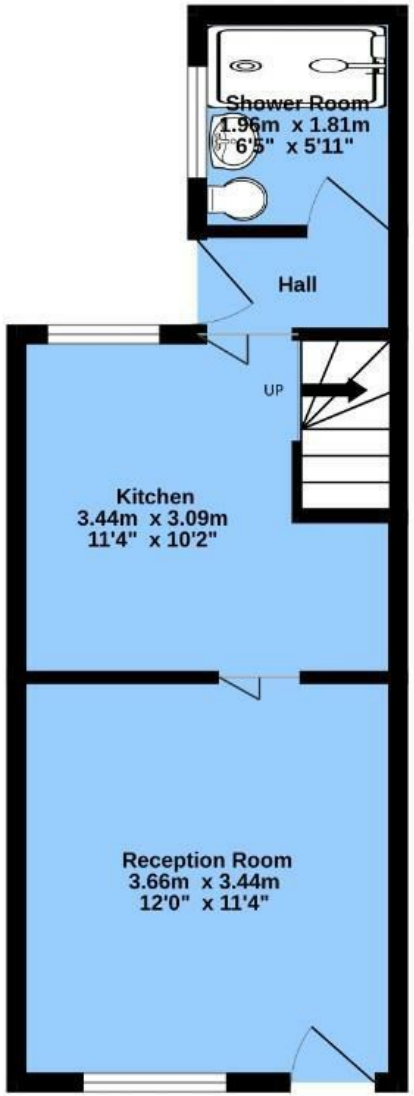



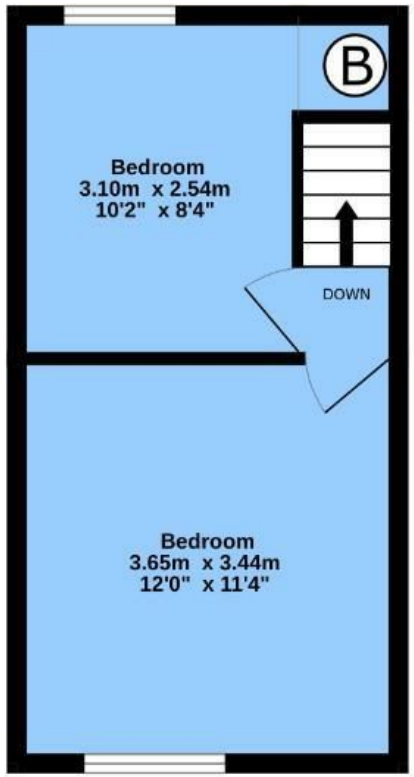




GROUND FLOOR
28.5 sq.m. (307 sq.ft.) approx.

1ST FLOOR
23.3 sq.m. (250 sq.ft.) approx.





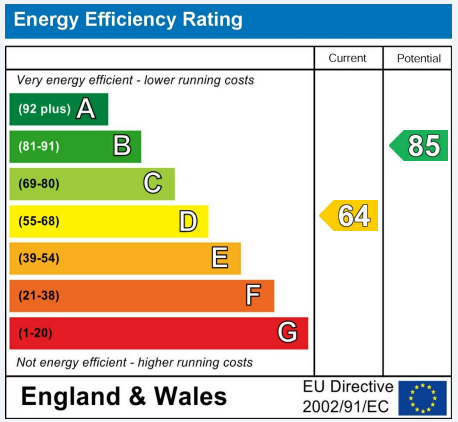
TOTAL FLOOR AREA : 51.7 sq.m. (557 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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