



## 27 Holme Hall Crescent, Holme Hall, Chesterfield, S40 4PQ

- MODERN THROUGHOUT
- SEMI DETACHED HOUSE
- CONSERVATORY WITH BI-FOLDS
- TWO DOUBLE BEDROOMS
- LANDSCAPED GARDEN
- VIEW NOW

**Guide Price £200,000**

**HUNTERS®**  
HERE TO GET *you* THERE

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

**TWO BEDROOM SEMI DETACHED HOUSE -  
STUNNING FIRST TIME BUYER HOME - MUST BE  
VIEWED - sought after area close to Holmebrook Valley  
Park, great local schools & amenities. Nearby great walks  
and close to the Peak District.**

Presented to a high standard, the property comprises:-  
entrance hall with understairs storage, front lounge,  
modern kitchen (with integral appliances) / diner open plan  
into the conservatory with bi-fold doors to the rear garden.

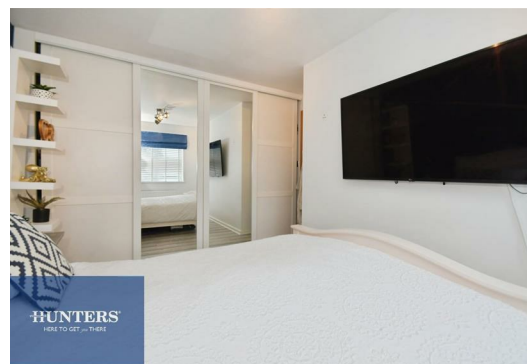
To the first floor are two double bedrooms (both with fitted  
wardrobes) & shower room with vanity unit housing the  
wash band basin & WC.

Gas central heating & uPVC double glazed.

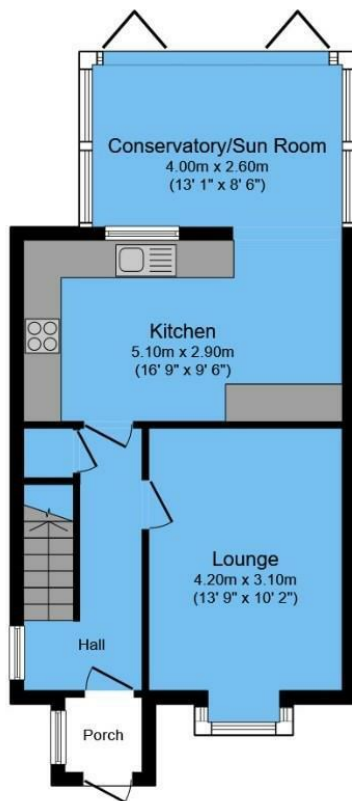
Externally there is on street parking & LANDSCAPED,  
NORTH WESTERLY facing rear garden, designed for low  
maintenance. Also benefits from an EV charge point and  
there is some communal parking usually available close  
by.

**VIEWINGS AVAILABLE NOW - THIS PROPERTY IS ON  
THE MARKET TO SELL - CALL HUNTERS TO BOOK  
YOURS!**

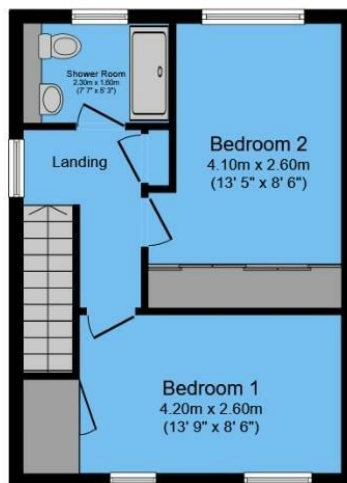
**FREEHOLD | COUNCIL TAX BAND A**







**Ground Floor**



**First Floor**

Total floor area 85.2 sq.m. (917 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) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>83</b> |
| (69-80) <b>C</b>                            | <b>74</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

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