

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

# SOLED

subject to contract

**9 Ravensdale Close, Inkersall, Chesterfield, S43 3ES**

- NO UPWARD CHAIN
- CONSERVATORY
- MODERN SHOWER ROOM
- DETACHED GARAGE AND DRIVEWAY PARKING
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £245,000**



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Situated on a generous plot in a quiet residential area, this well-presented two double bedroom detached bungalow is offered with no onward chain and is ideal for those seeking a peaceful yet well-connected location.

Located in the popular residential area of Inkersall, on the east side of Chesterfield, the property is within easy reach of local amenities, Springwell Community School, Inkersall Primary, and is close to Ringwood Hall Hotel. For commuters, M1 J29A is just a short drive away, while the surrounding open fields and countryside walks offer a tranquil lifestyle on the edge of nature.

The property features a welcoming porch, leading into a spacious lounge that offers a comfortable living area. The kitchen is well-proportioned and leads through to a bright conservatory, perfect for dining or relaxing with views over the garden. Both bedrooms are good-sized doubles, and the modern, fully tiled shower room boasts a contemporary three-piece suite.

Gas central heating and uPVC double glazed windows. Owned Solar panels with "Feed In Tarrif" payments (last year generated an income of approx £2600) until 2036.

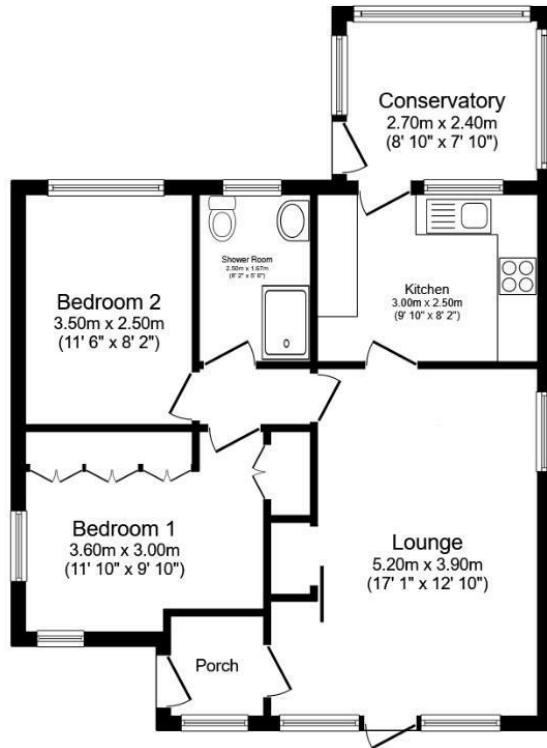
To the rear, the property benefits from a south-facing garden with a patio area – ideal for outdoor entertaining or enjoying the sun throughout the day. There is also a detached garage and driveway parking for one vehicle.

Early viewing is highly recommended to appreciate the space and potential this property offers.

\*Freehold, Tax Band B, EPC Rating B\*

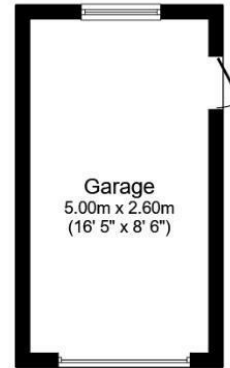






**Floor Plan**

Floor area 64.5 sq.m. (695 sq.ft.)



**Garage**

Floor area 13.4 sq.m. (145 sq.ft.)

Total floor area: 78.0 sq.m. (839 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

## 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>82</b>	<b>85</b>
(69-80) <b>C</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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