

# HUNTERS®

HERE TO GET *you* THERE

# SOLD

subject to contract



## 2 Brambling Court, Hady, Chesterfield, S41 0ED

- NO UPWARD CHAIN
- KITCHEN OPENING INTO DINING ROOM
  - BATHROOM AND SPEARATE WC
- DRIVEWAY AND DETACHED GARAGE
- SPACIOUS CORNER PLOT
- THREE GOOD SIZED BEDROOMS
  - LARGE REAR GARDEN
- CALL HUNTERS NOW

**Guide Price £200,000 - £210,000**

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**\*\*GUIDE PRICE £200,000 - £210,000\*\***

Positioned on a generous corner plot within a quiet cul-de-sac in the popular area of Hady, this three-bedroom semi-detached home is offered for sale with no onward chain and represents an excellent opportunity for buyers looking to put their own stamp on a property.

Ideally located for everyday convenience, the home is within easy reach of Chesterfield Town Centre and train station, the M1 at Junctions 29 and 29A, and is just minutes from Chesterfield Royal Hospital. The property also lies within walking distance of a well-performing junior school, making it an appealing choice for families.

While the house would benefit from a degree of modernisation, it offers fantastic potential to create a stylish and spacious family home. The accommodation includes an entrance hall leading through to a comfortable lounge, with a kitchen opening into the dining room, providing a sociable and flexible living space. Upstairs there are three good-sized bedrooms and a bathroom with a separate WC.

The property benefits from gas central heating and uPVC double-glazed windows.

Outside, there is a large rear garden with patio area, perfect for outdoor entertaining, together with a front lawn, driveway, and detached garage providing ample off-road parking.

A well-located home with great potential, offered for sale with no chain. Viewing is highly recommended to appreciate the space and possibilities on offer. Call Hunters now!

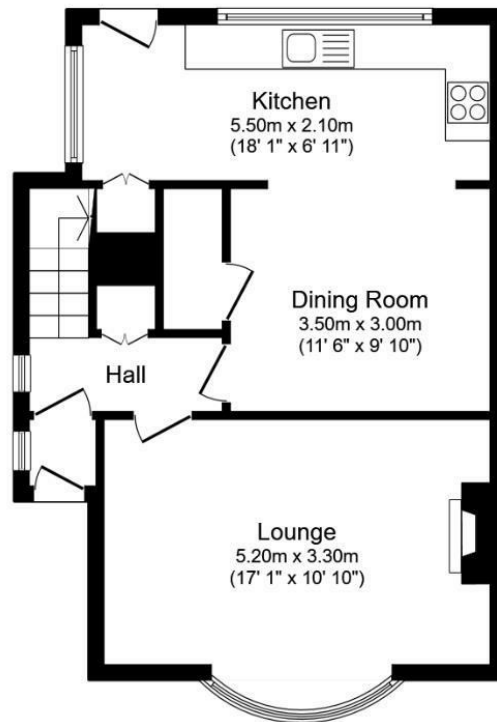
**FREEHOLD | TAX BAND B | EPC RATING E**



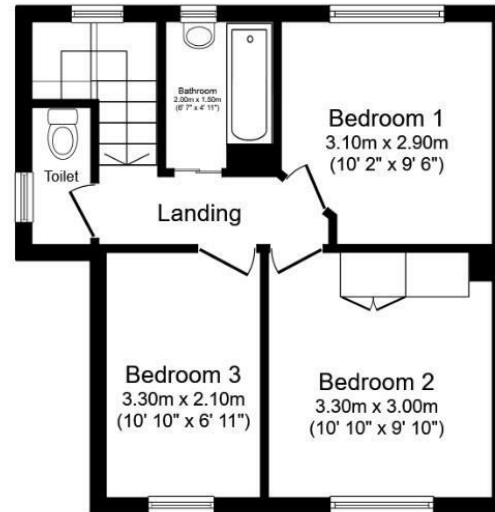








**Ground Floor**  
Floor area 50.5 sq.m. (544 sq.ft.)



**First Floor**  
Floor area 36.3 sq.m. (391 sq.ft.)

**Total floor area: 86.8 sq.m. (935 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)

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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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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

## 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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email:  
[Chesterfield@hunters.com](mailto:Chesterfield@hunters.com) <https://www.hunters.com>