







49 Brassington Street, Clay Cross, Chesterfield, S45 9NH

- OFFERED NO CHAIN
- TWO BEDROOM
- POPULAR LOCATION
- GREAT INVESTMENT - 9% YIELD
- TERRACE HOUSE
- VIEW NOW

HUNTERS®
HERE TO GET *you* THERE

Offers In The Region Of £95,000

IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY - OFFERED WITH NO CHAIN!

Situated the South side of Chesterfield, Clay Cross, has all it's own village amenities including supermarket, shops, florists, hairdressers & much much more! Also being ideally situated for M1, Peak District & just a short drive to Ogston Reservoir.

READY TO PUT YOUR OWN STAMP TO - LOW MAINTENANCE - IN NEED OF SOME UPGRADING.

We believe this would rent out at £750 per month - OVER 9% YIELD! Gas certificate & EICR on file.

The property comprises:- front reception room, second reception room with understairs store, kitchen.

Two DOUBLE, first floor bedrooms & bathroom.

On street parking & small rear yard.

CALL TO BOOK YOUR VIEWING NOW - BY APPOINTMENT ONLY.

FREEHOLD | COUNCIL TAX BAND A





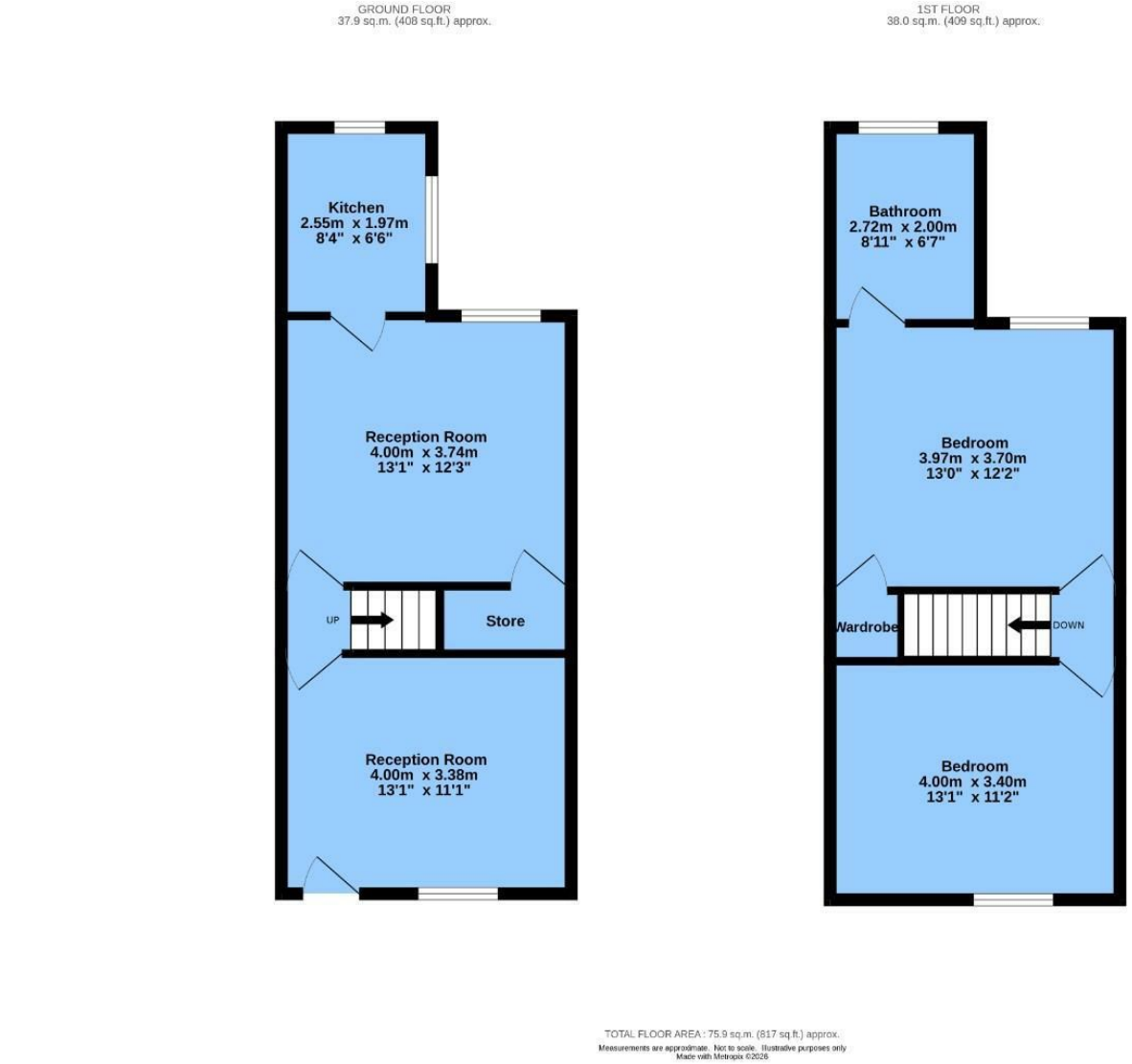





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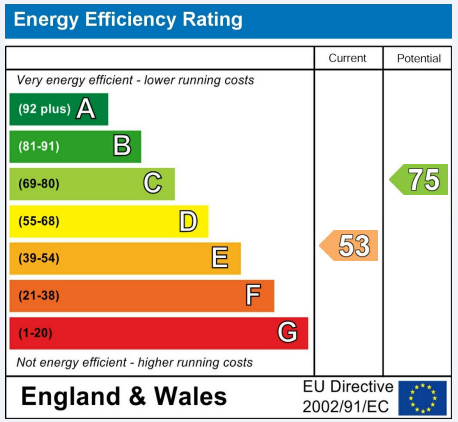


Viewing

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.



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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The Property Ombudsman