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## 19 Hereford Drive, Brimington, Chesterfield, S43 1DT

- NO CHAIN
- SEMI DETACHED
- SPACIOUS REAR GARDEN
- THREE BEDROOMS
- DRIVEWAY PARKING
- IDEAL FOR FIRST TIME BUYERS

**Offers In The Region Of £150,000**

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# NO CHAIN - THREE BEDROOM SEMI DETACHED PROPERTY

Located in the popular residential area of Brimington, close to village amenities and with great public transport connections to Chesterfield.

The ground floor comprises the front entrance to the hallway, leading through to a spacious lounge area with bay window and patio doors, kitchen/diner and two additional storage cupboards.

To the first floor is three well-proportioned bedrooms and a bathroom with bath and overhead shower.

Outside the property is off road driveway parking and pebbled front garden designed for low maintenance. To the rear is a patio area with steps leading to a sizable garden with pathway.

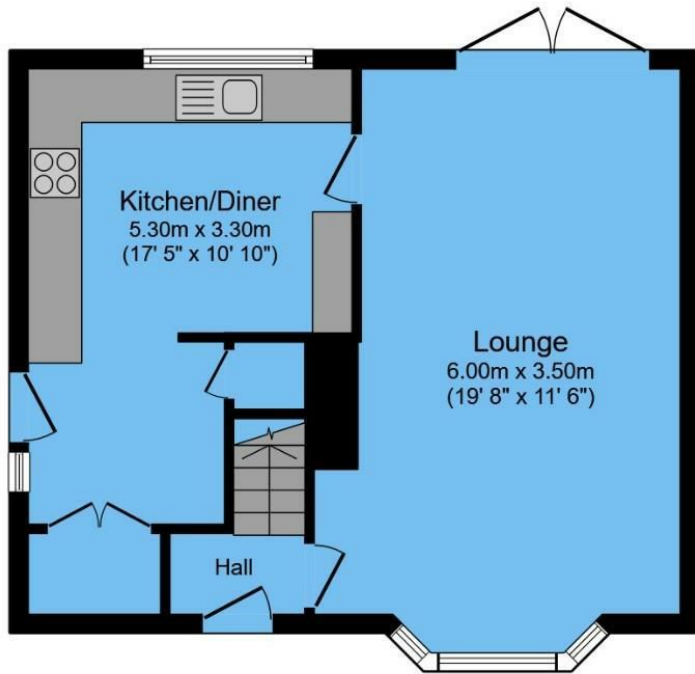
Good sized family home, priced to sell, a blank canvas to make your own - GREAT FIRST TIME BUYER HOME! Also would suit an investor - we believe this property would rent for £900 - £950 per calendar month - A 7.6% YIELD.

Contact hunters for further information

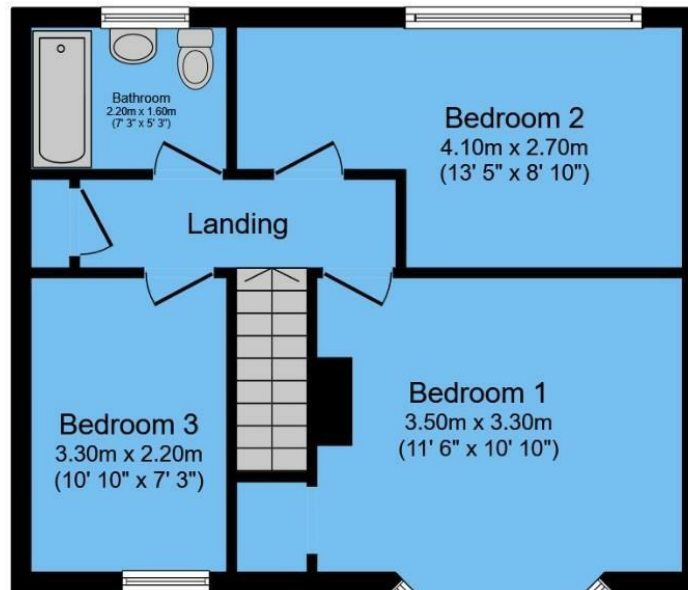
FREEHOLD - COUNCIL TAX BAND A








**Ground Floor**



**First Floor**

## 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

Total floor area 90.7 sq.m. (976 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.



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