



## 203 St. Johns Road, Newbold, Chesterfield, S41 8PE

- SUPERB HOME
- TWO BEDROOMS
- DRIVEWAY PARKING
- READY TO MOVE INTO
- CORNER PLOT
- SEMI DETACHED
- DETACHED GARAGE
- VIEW NOW

**Offers In The Region Of £210,000**

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

**NOT TO BE MISSED - FULLY REFURBISHED TO A HIGH STANDARD - SUPERB FIRST TIME BUYER HOME!**

**ON A CORNER PLOT - READY TO MOVE STRAIGHT INTO IS THIS TWO BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING & DETACHED GARAGE.**

Situated in an highly sought after location towards the Peak District, close to country walks, Holmebrook Valley Park, Linacre Reservoir & within catchment areas of Outwood Academy & St Mary Catholic High School.

Contemporary throughout, the property comprises:- entrance hall, bay windowed lounge with wall mounted TV socket & show lighting coving with acoustic wall panelling, second reception / garden room allowing lots of natural light, downstairs WC & brand new, fully fitted kitchen / diner with door out onto the rear garden & understairs storage cupboard.

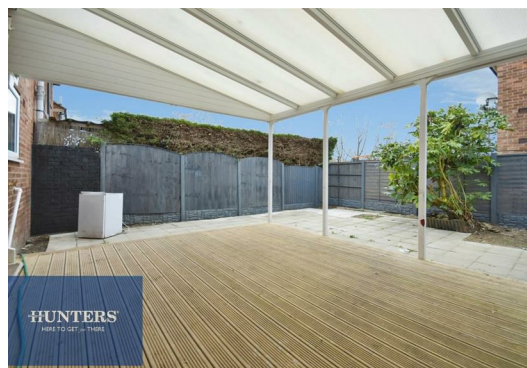
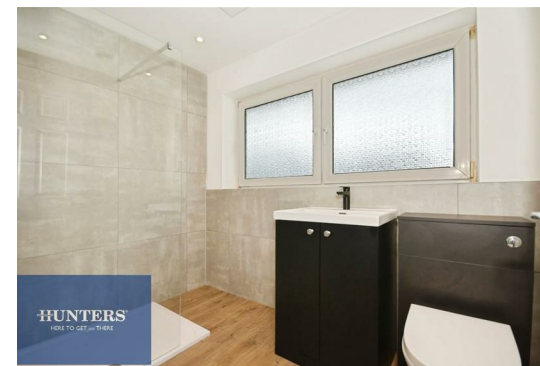
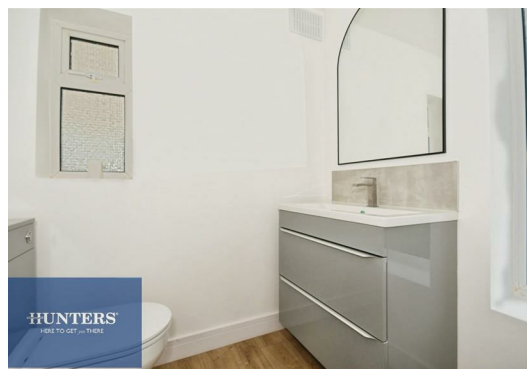
The first floor is has a large master bedroom, a second double bedroom with tiled, modern shower room / WC.

Externally there is a double drive with detached garage (having electric door). ON A LARGE CORNER PLOT, having gardens to three sides, there is an enclosed rear garden area designed for low maintenance with Pergola.

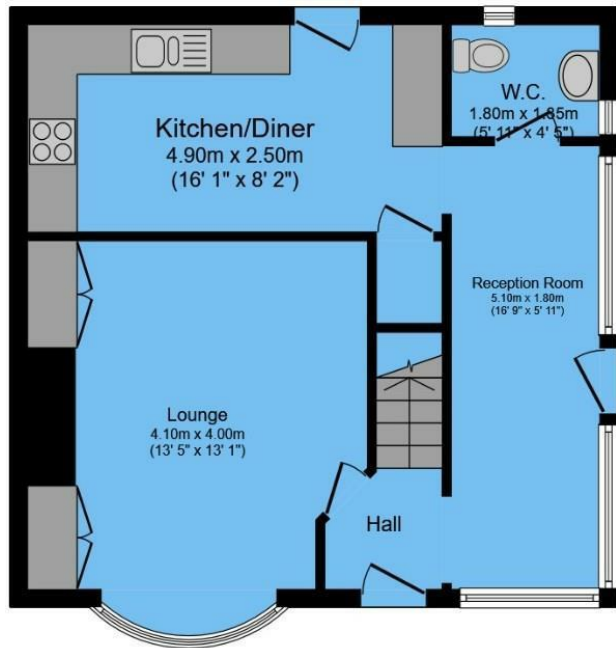
Brand new heating system, boiler in loft via drop down ladder.

**VIEWINGS AVAILABLE BY APPOINTMENT ONLY - CALL HUNTERS NOW TO BOOK YOURS!**

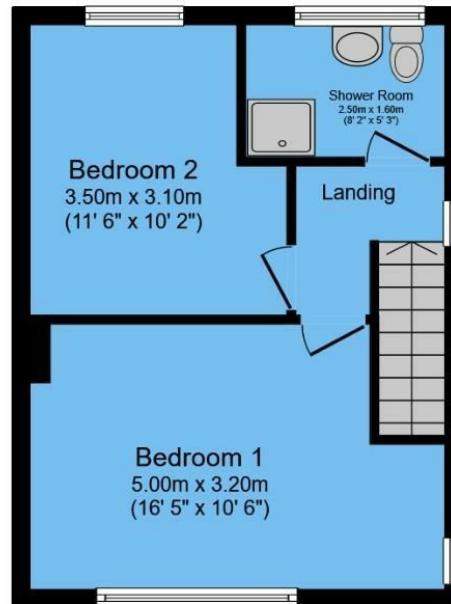
**FREEHOLD | COUNCIL TAX BAND B**



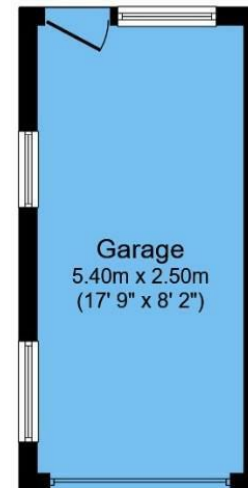




**Ground Floor**



**First Floor**



**Garage**

Total floor area 95.3 sq.m. (1,026 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>86</b> |
| (69-80) <b>C</b>                            | <b>73</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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