

HUNTERS[®]

HERE TO GET *you* THERE

SOLED

subject to contract

270 Derby Road, Chesterfield, S40 2ER

- FULLY MODERNISED
- SEPARATE DINING ROOM
- 2 DOUBLE BEDROOMS
- NO CHAIN
- MODERN KITCHEN
- 3 PIECE SUITE BATHROOM
- REAR GARDEN
- VIEW NOW

Offers In The Region Of £125,000



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STUNNING HOME - ALL DONE & READY TO MOVE INTO - AVAILABLE WITH NO CHAIN IS THIS FULLY MODERNISED, TWO BEDROOM SEMI DETACHED HOUSE!

AN EXCELLENT LOCATION, just a short distance from the Town Centre, with local amenities & close to different pubs and restaurants.

Having undergone a full refurbishment from the current seller including a new roof, electrics, plumbing, heating system, boiler, radiators, pipework, plastering, flooring, kitchen, bathroom & more.

This property comprises of: a lounge, dining room, kitchen, two double bedrooms and a tiled, three piece suite bathroom.

uPVC double glazed windows and gas central heating system (combi boiler).

Long rear garden laid to lawn, backing onto fields - PERFECT for dog walking & extra outdoor space.

Parking available on nearby streets including Lincoln Street, S40 2TW.

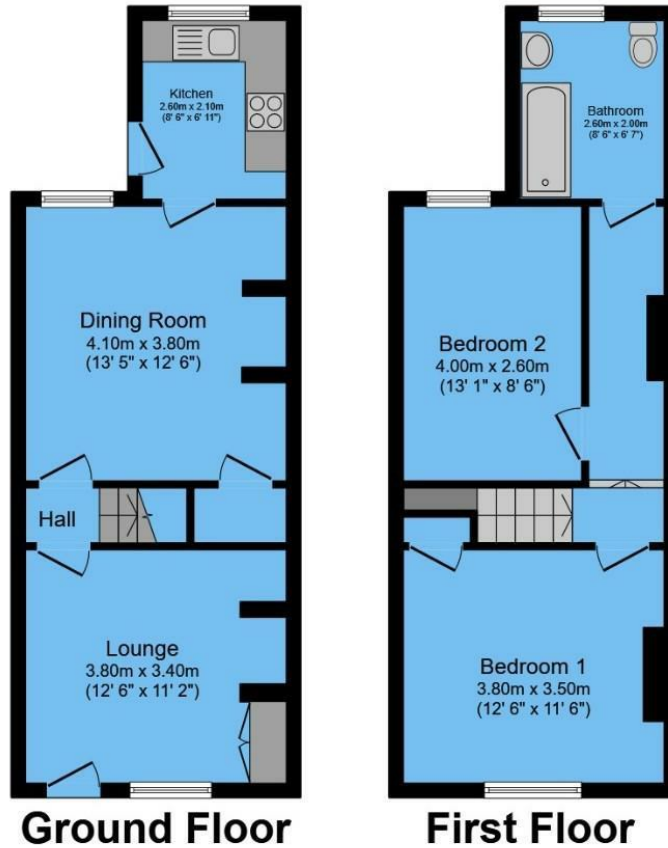
We believe the property would rent out at £750 per calendar month - OVER 7% YIELD!

Call Hunters to book your viewing now - BY APPOINTMENT ONLY!

NEVER FLOODED | Freehold, Tax Band A, EPC Rating E.







Total floor area 75.2 m² (809 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)	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			
England & Wales		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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