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2A Limetree Close, Brimington, Chesterfield, S43 1RB

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Guide Price £250,000

NEW LOWER GUIDE PRICE FOR QUICK SALE £250,000 TO £260,000

WHAT A PROPERTY - A detached, cul de sac location is on offer here with 3 DOUBLE BEDROOMS.... seeing will be believing with amazing value on offer!

Presented to an exceptional standard this 3 bed family home would make a great move for you!

The accommodation is a modern build & style - comprising:-

GROUND FLOOR - entrance hall connecting all ground floor rooms. Downstairs cloakroom, large lounge diner and a super spacious breakfast kitchen with modern units, worksurfaces & breakfast bar perfectly designed for modern living.

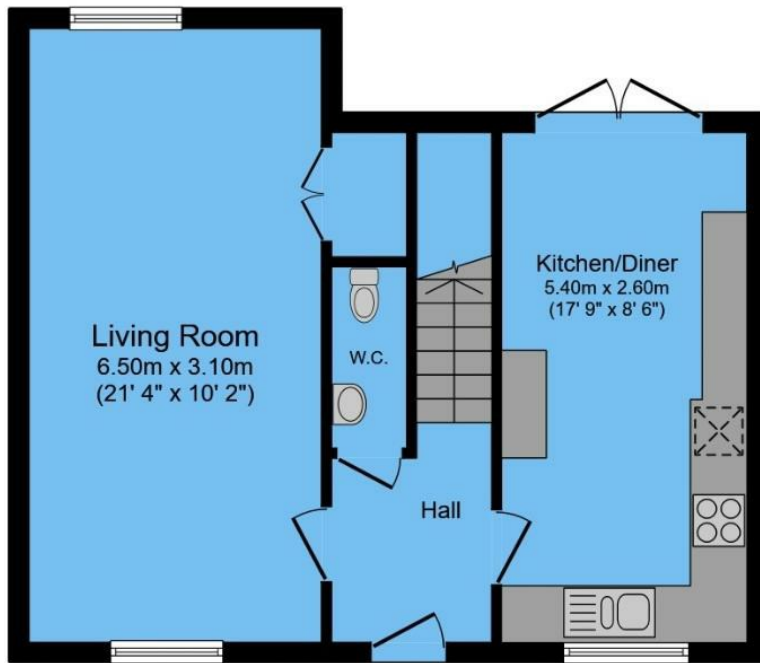
FIRST FLOOR - superb room sizes on offer - with the main bedroom having a large en suite shower room. 2 additional bedrooms - both double in size and a great modern family bathroom with bath & shower over.

Gas central heating, uPVC double glazed. A great EPC score of a high C rating.

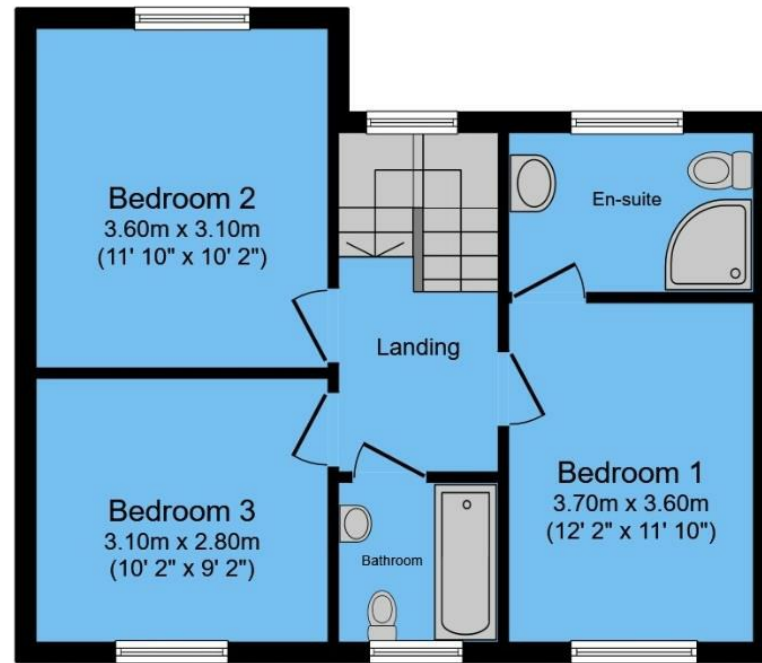
Externally the property continues to deliver - driveway parking & a delightful, easy to maintain enclosed & private rear garden with patio and lawn.

Call Hunters today to arrange your viewing - we think this property will sell fast!

Hunters Chesterfield The Glass Yard Sheffield Road, Chesterfield, S41 8JY | 01246 540540  
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**Ground Floor**

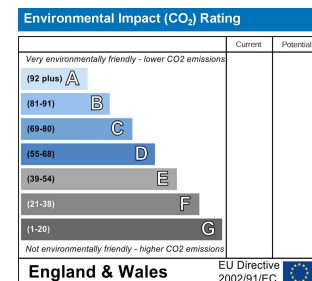
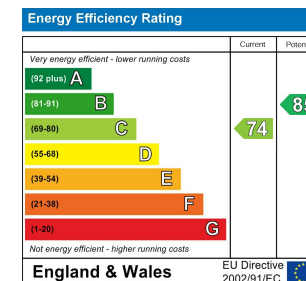


**First Floor**

Total floor area 88.9 sq.m. (957 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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## DISCLOSURE

### ADVERT & DESCRIPTION DISCLAIMER;

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.

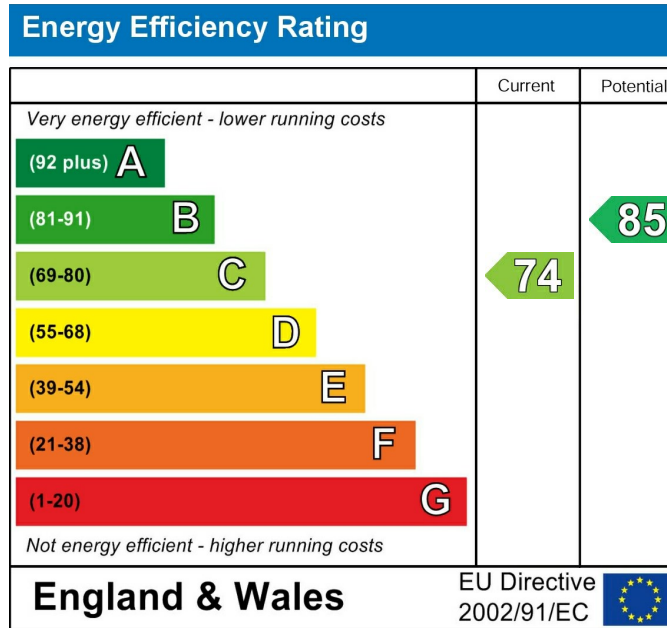
We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

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.

### BUYERS AML FEE DISCLOSURE;

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, we will securely manage these checks. Once an offer is accepted (subject to contract), a secure link for you to complete the biometric checks electronically. A non-refundable fee of £62.50 + VAT (£75.00 inc VAT) per person will apply for these checks. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



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. 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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