



**82 St. Johns Road, Newbold, Chesterfield, S41  
8TG**

**Offers In The Region Of £115,000**

**HUNTERS®**

HERE TO GET *you* THERE

- END TERRACED
  - NO CHAIN
- SPACIOUS DINING ROOM
  - TAX BAND A, EPC D
- 2 DOUBLE BEDROOMS
- PRIVATE ROAD FOR OFF STREET PARKING
- GAS CENTRAL HEATING COMBI BOILER
- CALL HUNTERS NOW

Welcome to this 2 BED END TERRACED HOUSE located in Newbold. 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.

With NO CHAIN, this property is perfect for first time buyers or investors.

Downstairs, this house consists of a lounge, separate dining room and kitchen.

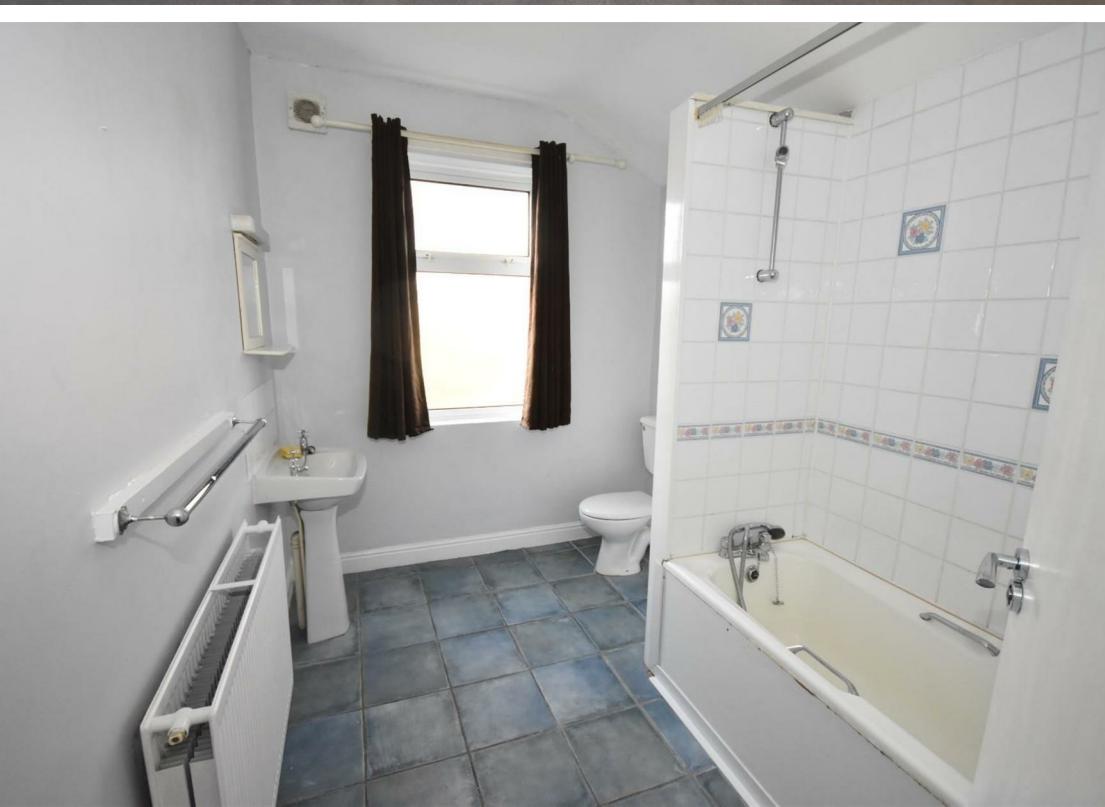
Upstairs there are 2 double bedrooms and a bathroom.

Outside there is a private road to the rear which provides off street parking.

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

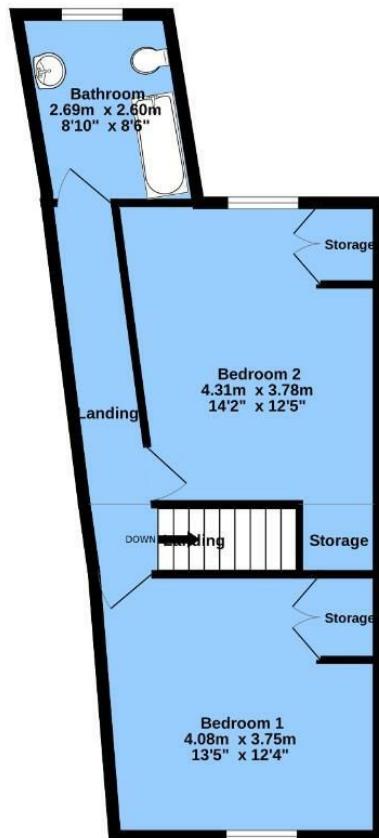
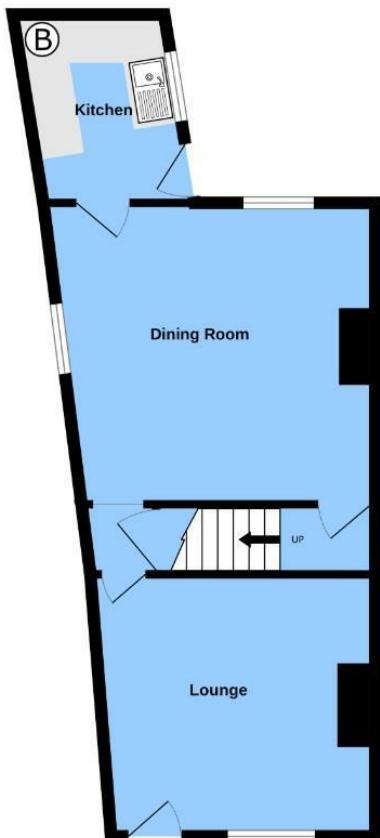
Don't miss out on this property, call Hunters now!

Freehold, Tax band A, EPC D.



GROUND FLOOR  
43.0 sq.m. (463 sq.ft.) approx.

1ST FLOOR  
44.0 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA: 87.0 sq.m. (937 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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		84
(81-91) B		
(69-80) C		
(55-68) D		59
(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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