

# HUNTERS®

HERE TO GET *you* THERE

**25 Morris Avenue, Newbold, Chesterfield, Derbyshire, S41 7BA**

**Guide Price £375,000 - £400,000**





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## Property Images



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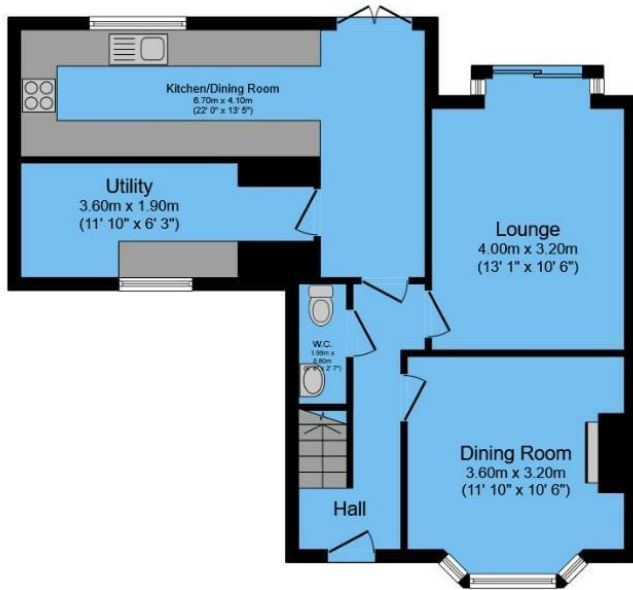
## Property Images



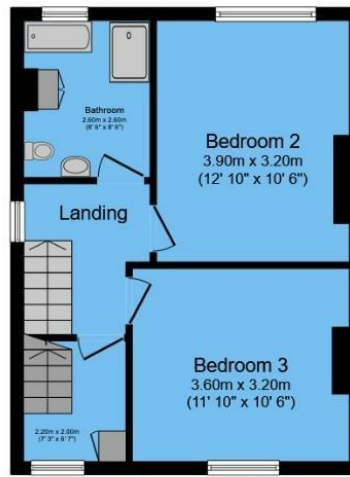


# HUNTERS®

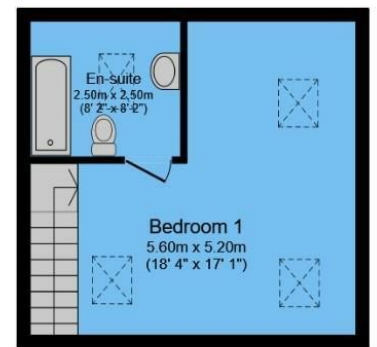
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**Ground Floor**



**First Floor**



**Second Floor**

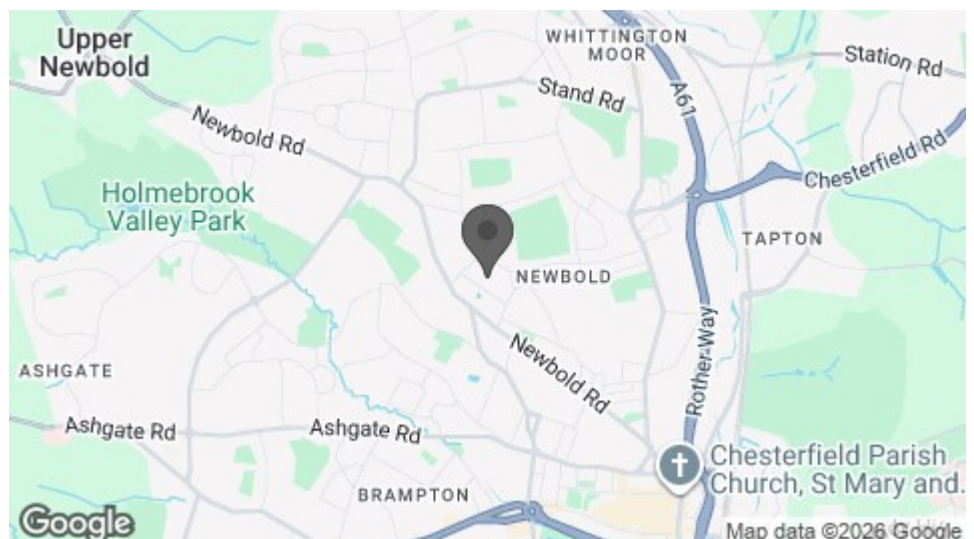
Total floor area 130.2 sq.m. (1,401 sq.ft.) approx

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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	



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Available to view is this delightful 1930's, three storey, three double bedroom detached house - situated on a corner plot in a pleasant tree lined Avenue.

Close to great local amenities and the town centre and walking distance to schools.

The deceptively spacious and extremely well presented accommodation comprises: - entrance porch, entrance hall, lounge, separate dining room, downstairs w/c, fitted kitchen and utility room.

To the first floor are two double bedrooms, a large combined bathroom/wc with free standing bath and separate walk-in shower cubicle.

To the second floor is the master bedroom suite bedroom with en-suite bathroom/wc.

The property is gas centrally heated and double glazed. There are two driveways (one to the side and one to the rear with the garage) and beautiful enclosed gardens to the front and rear elevations. This is an ideal family home and must be viewed.

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