



## 77 Gloucester Road, Stonegravels, Chesterfield, S41 7EF

- NO CHAIN
- TWO BEDROOMS PLUS NURSERY / OFFICE
- BAY WINDOWED
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- PUT YOUR OWN STAMP TO

**Guide Price £150,000**

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

**\*GUIDE PRICE OF £150,000 TO £160,000\***

**THREE BEDROOM SEMI DETACHED HOUSE TO MAKE YOUR OWN - OFFERED WITH NO CHAIN!**

In a superb location for all Chesterfield, Sheffield, M1 J29, all local amenities (including pharmacy, hairdressers, florists, butchers & more!) along Sheffield Road, the modern units at The Glass Yard, supermarkets, Chesterfield FC stadium, Chesterfield Canal, within easy access of Chesterfield Train Station, Chesterfield College & Town Centre.

Bay windowed semi detached house, comprising:- side entrance, front lounge, second reception room / dining room, kitchen with bathroom & WC also being downstairs.

On the first floor are two bedrooms with nursery / office off the rear bedroom.

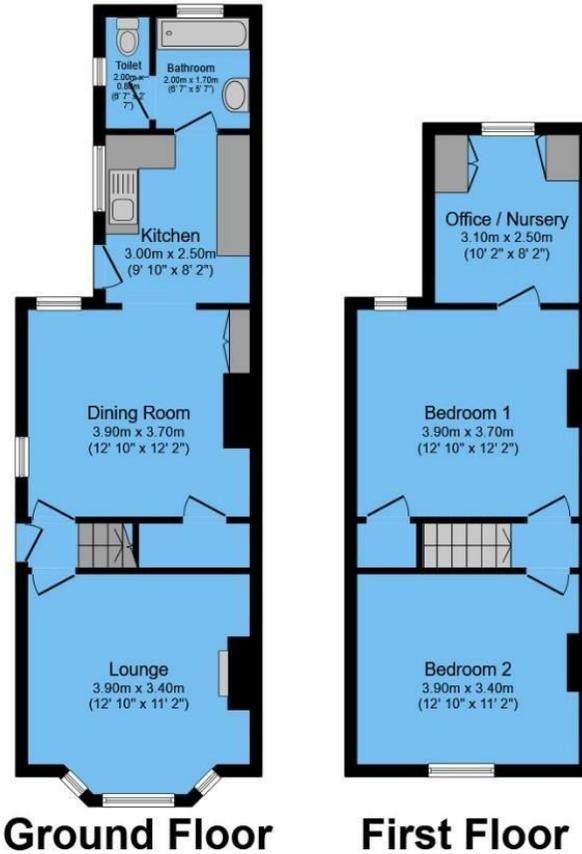
Externally the property has on street parking, rear garden with shed / outhouse.

**FREEHOLD | COUNCIL TAX BAND A**

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







**Ground Floor**

**First Floor**

## 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>		
(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	

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

Total floor area 87.6 sq.m. (943 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.



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