



128 Top Road, Calow, Chesterfield, S44 5SY

Offers In The Region Of £125,000



NO UPWARD CHAIN, TWO BEDROOM TERRACED HOUSE.

Situated in Calow - Sought after residential area. handy for access to local amenities, schools, Chesterfield Royal Hospital, Chesterfield town centre & M1 J29A.

IDEAL INVESTMENT OPPORTUNITY - A PROPERTY THAT WOULD GENERATE AROUND £725 PER MONTH RENT - NEARLY 7% YIELD!

The property comprises of a lounge with bay window, separate dining room which opens into the kitchen, two well proportioned bedrooms, one with a dressing area, and a tiled three piece suite bathroom.

Gas central heating and uPVC double glazed windows.

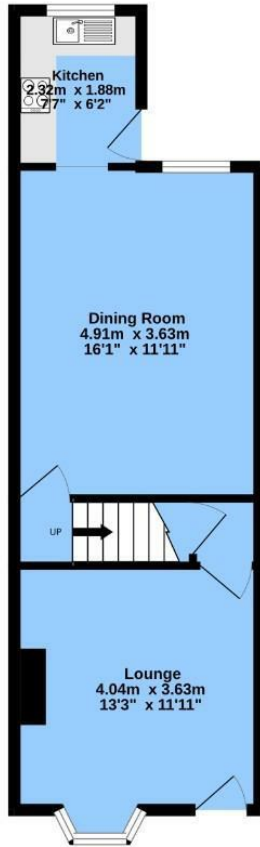
SOUTH FACING - long garden to the rear. Street parking.

Call Hunters now!

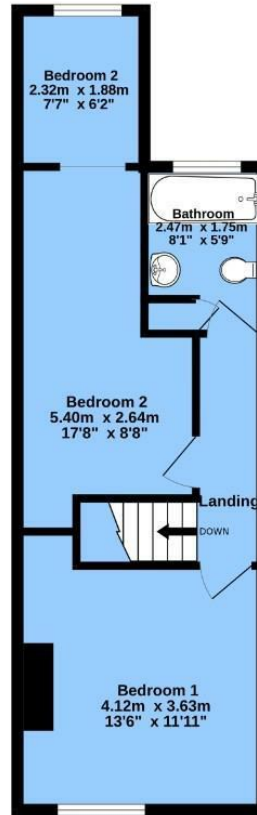
Freehold, Tax Band A, EPC Rating D.



GROUND FLOOR
38.8 sq.m. (418 sq.ft.) approx.



1ST FLOOR
38.3 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA: 77.1 sq.m. (830 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropack 6/2025

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		87
(69-80) C		
(55-68) D	67	
(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

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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>