



## 46 Greenbank Drive, Ashgate, Chesterfield, S40 4BX

- SOUGHT AFTER AREA
- NO CHAIN
- DRIVEWAY PARKING
- TWO DOUBLE BEDS
- DETACHED BUNGALOW
- REAR GARDEN

**Offers In The Region Of £249,950**

**HUNTERS®**

HERE TO GET *you* THERE



SOUGHT AFTER AREA, TWO DOUBLE BEDROOM,  
BAY WINDOWED, DETACHED BUNGALOW.

\*OFFERED WITH NO CHAIN & READY TO MOVE  
STRAIGHT INTO\*

Having a NEWLY FITTED KITCHEN & general décor &  
flooring throughout.

This bungalow comprises:- open porch, hallway,  
lounge, fitted kitchen / diner, two bedrooms & bathroom  
/ WC.

Outside sees a front garden, driveway parking &  
enclosed rear garden.

Gas central heating & uPVC double glazed.

Ashgate, situated the West side of Chesterfield, has  
it's own local amenities, great bus links into  
Chesterfield Town Centre & within easy access to  
Peak District & beyond.

FREEHOLD.

We understand the council tax band is C under  
Chesterfield Borough Council.

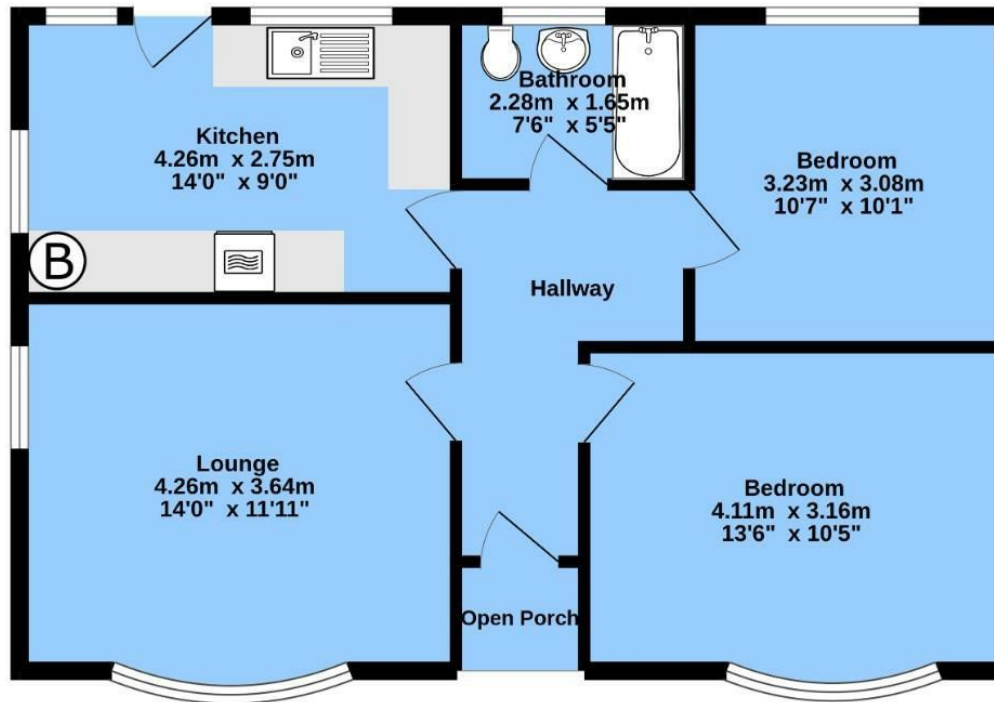
BOOK YOUR VIEWING NOW, CALL HUNTERS -  
PHONES ANSWERED 24/7.







GROUND FLOOR  
76.0 sq.m. (819 sq.ft.) approx.



TOTAL FLOOR AREA : 76.0 sq.m. (819 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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

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