



**85 Derby Road, Chesterfield, S40 2EP**

**Offers In The Region Of £110,000**

**HUNTERS®**

HERE TO GET *you* THERE

- NO CHAIN
- IDEAL INVESTMENT
- ENCLOSED LOW MAINTENANCE PATIO

- THREE BEDROOMS
- ON ROAD PARKING
- [VIEW NOW](#)

OFFERED WITH NO CHAIN - located just a mile from this town centre is this great little three bedroomed mid terrace cottage.

The property would be ideal for the first time buyer or small family but also ideal for the investor. Being an ex rental the property benefits from a landlords gas certificate & EICR.

Although the property requires a minor scheme of cosmetic refurbishment there really is very little to do to make this a great property.

Close by great amenities on Derby Road to include cinema, gym, restaurants and retail outlets. Also on great commuter links to Chesterfield, Clay Cross Derby and Sheffield.

The property comprises a lounge, fitted kitchen with grey units and a cellar underneath.

To the first floor are three bedrooms and the large bathroom with shower over bath and tiled surrounding.

Modern Combi boiler for gas central heating, and UPVC double glazing.

Wall garden to the front, low maintenance patio area to the rear. Non permit, on street parking is normally available in front of the property with overflow car parking available in the local vicinity that has electric car charging points.

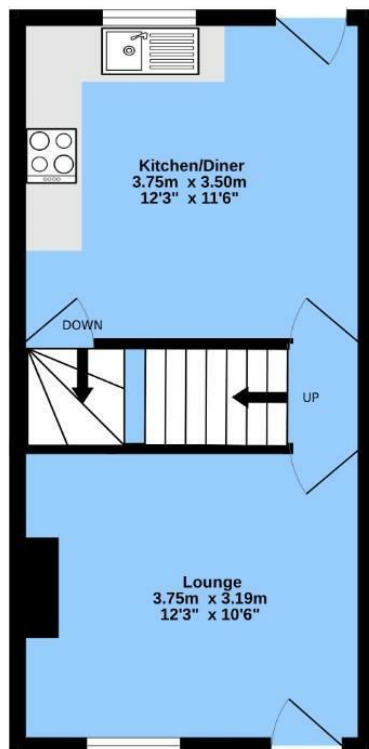
Available with no chain call Hunters today to arrange your viewing.

Freehold, Tax Band A, EPC Rating D.

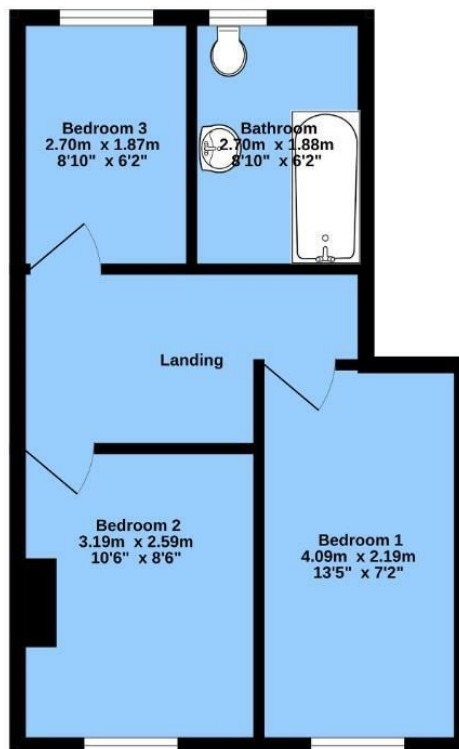




GROUND FLOOR  
28.9 sq.m. (311 sq.ft.) approx.



1ST FLOOR  
33.2 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA : 62.2 sq.m. (669 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 62025

## 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>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>62</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

## 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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