



## 299 Derby Road, Chesterfield, S40 2EU

- Super start home
- Driveway parking to the rear for 2 cars
- Fitted Kitchen Diner
  - Rear garden
  - NO CHAIN
- 3 bedrooms
- Air source heat pump for great economy & internally insulated
  - Lounge
  - uPVC double glazed
  - Call Hunters today

**Offers In The Region Of £105,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Take a look at this super 3 bed mid terraced property!  
**CAR PARKING TO THE REAR FOR 2 CARS**

This would make a super starter home - just a light cosmetic refurb required.

The property is offered without any chain & available for immediate viewings.

The ground floor accommodation benefits from having a lounge leading to the fitted kitchen diner.

To the mid floor are 2 bedrooms - one being a large double & one single. There is also the family bathroom.

The attic conversion also accommodates bedroom 3 - but would make a great study as well!

**AIR SOURCE HEATING** for real economy, internally insulated & uPVC double glazed.

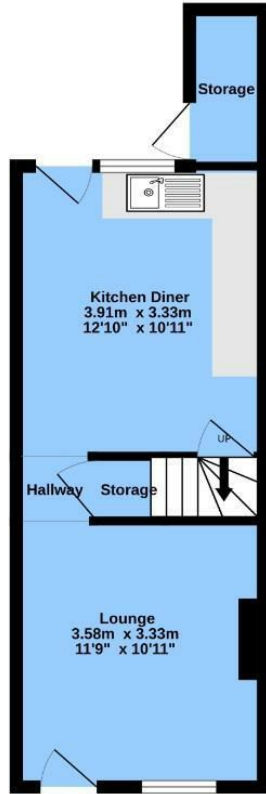
Rear garden with brick out house leads away from the house to the driveway parking at the rear.

**CALL HUNTERS TO VIEW TODAY**

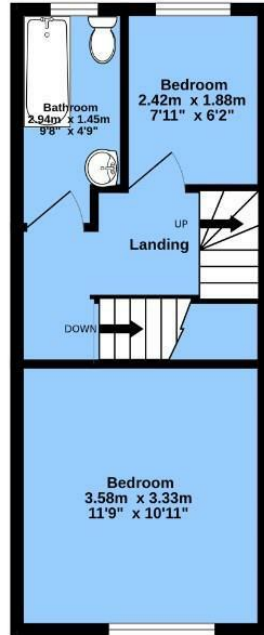




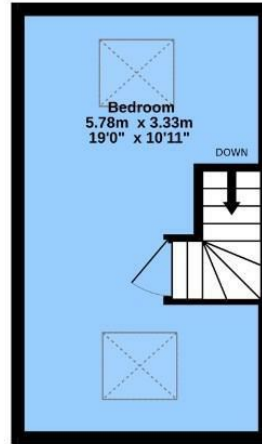
GROUND FLOOR  
29.7 sq.m. (320 sq.ft.) approx.



1ST FLOOR  
27.9 sq.m. (300 sq.ft.) approx.



2ND FLOOR  
19.3 sq.m. (207 sq.ft.) approx.




TOTAL FLOOR AREA : 76.9 sq.m. (827 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## 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>		<b>79</b>
(55-68) <b>D</b>	<b>66</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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