

# HUNTERS<sup>®</sup>

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# SOLED

subject to contract



**25 Devonshire Avenue East, Hasland, Chesterfield, S41 0AE**

- SOUGHT AFTER LOCATION
  - TERRACED HOME
  - LANDSCAPED GARDEN
- TWO BEDROOMS
- VERY WELL PRESENTED
- REAR EXTENSION



**Offers In The Region Of £180,000**

# EXTENDED TWO BEDROOM TERRACED HOME!

BEAUTIFULLY PRESENTED THROUGHOUT INSIDE & OUT, this property comprises:- entrance hall with stairs rising to first floor, lounge with double doors into the dining room / second reception room with understairs storage & open plan into the fully fitted kitchen.

The first floor has two double bedrooms (one with storage cupboard / wardrobe & fitted wardrobe in the second bedroom, modern combined FOUR PIECE family bathroom / WC.

Gas central heating & uPVC double glazed.

Externally has a front courtyard with enclosed, landscaped rear garden with storage shed.

Within easy walking distance to amenities including shops, schools, doctors and bus routes to Chesterfield, yet minutes drive from the M1 J29, the Five Pits Trail country park and South Chesterfield Golf Club.

VIEWING IS A MUST - GREAT STARTER HOME -  
BOOK YOUR VIEWING NOW!

FREEHOLD | COUNCIL TAX BAND A





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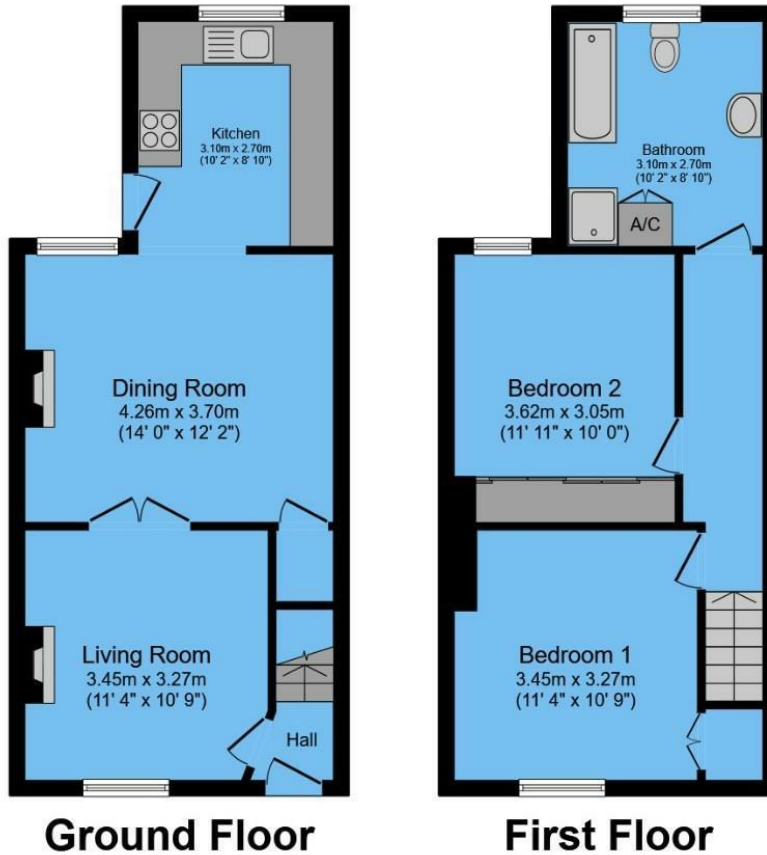
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## ENERGY PERFORMANCE CERTIFICATE

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) A			
(81-91) B			83
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 79.0 sq.m. (851 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.



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

Tel: 01246 540540 Email:

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