



## 11 North Side, New Tupton, Chesterfield, S42 6BN

- NO CHAIN
- FULL REFURB REQUIRED
- DRIVEWAY PARKING

- 3 BED SEMI
- POPULAR LOCATION
- VIEW NOW

Price £125,000

**HUNTERS®**  
HERE TO GET *you* THERE

OFFERED WITH NO CHAIN - located in the popular village location of new Tupton is this three bedroom semi detached property.

This property has been priced to sell to take into consideration the works that are needed to bring this property back to life! Come along take a look and make your own mark on this great family sized home..

Super village amenities including junior, senior schools, pharmacy and shops yet minutes away from supermarkets in Clay Cross and Chesterfield.

The property does require a full scheme of refurbishment works and comprises

Ground floor - entrance hall, spacious lounge, kitchen with large pan pantry and and a downstairs bathroom

First floor - 3 bedrooms, two of which are double in size. All main services are connected, with gas central heating Combi boiler in place.

Externally the property Boast driveway parking, lawn garden to the front and at the rear are two brick built outbuildings and a family sized enclosed garden.

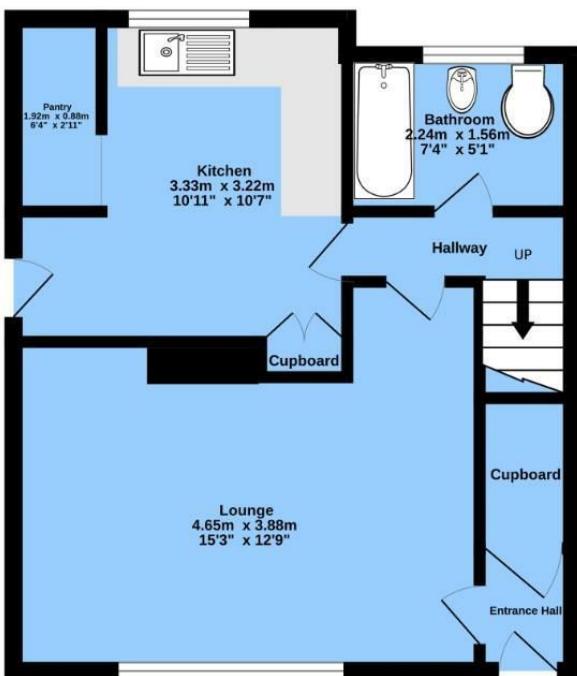
Offered without any upper chain - CALL HUNTERS today to arrange your viewing.

\*FREEHOLD | COUNCIL TAX BAND A\*

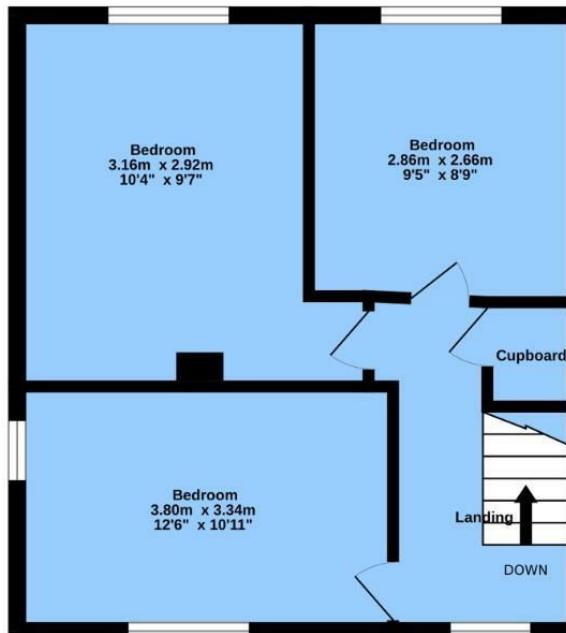




GROUND FLOOR  
35.0 sq.m. (377 sq.ft.) approx.



1ST FLOOR  
34.1 sq.m. (367 sq.ft.) approx.



TOTAL FLOOR AREA : 69.1 sq.m. (743 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) A		86
(81-91) B		
(69-80) C		68
(55-68) D		
(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.

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