



14 Kingsclere Walk, Grangewood, Chesterfield, S40 2UE

- 3 Bed town house
 - NO CHAIN
 - Lounge/Diner
- Gas central heating & uPVC double glazed
- Communal parking
- Band A council Tax - B rated EPC
 - Downstairs WC
 - Fitted Kitchen
 - Rear garden
- CALL HUNTERS TODAY

Offers In The Region Of £135,000

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AFFORDABLE, GOOD SIZE FAMILY HOME - PRICED TO SELL!

Welcome to this charming terraced house located on Kingsclere Walk in the desirable area of Grangewood, Chesterfield. This spacious family home offers an excellent opportunity for those seeking comfort and convenience at a great price.

FREEHOLD | FANTASTIC EPC - BAND B - Low Council Tax Band A - super value!

As you enter the property, you are greeted by a welcoming entrance hall that leads into a generous through lounge diner, perfect for family gatherings and entertaining guests. The fitted kitchen is well-equipped, providing ample space for culinary creations, and there is a convenient downstairs WC for added practicality.

The first floor boasts three good-sized bedrooms, each offering a comfortable retreat for family members or guests. The family bathroom is thoughtfully designed to cater to the needs of a busy household.

This home benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Additionally, communal parking is available, making it easy for residents and visitors alike.

Rear garden - designed for low maintenance. Outside store.

With its ideal location and spacious layout, this property is perfect for families looking to settle in a friendly community. Do not miss the chance to make this lovely house your new home.

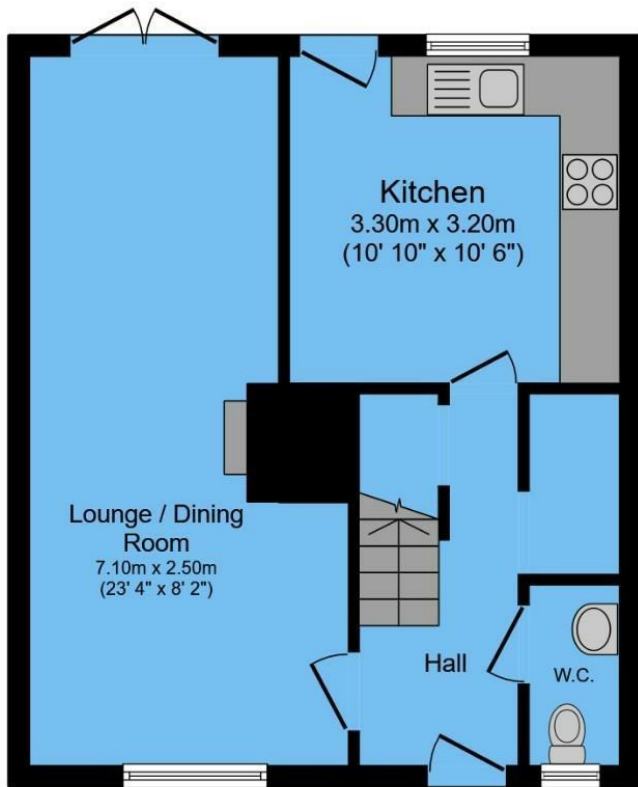




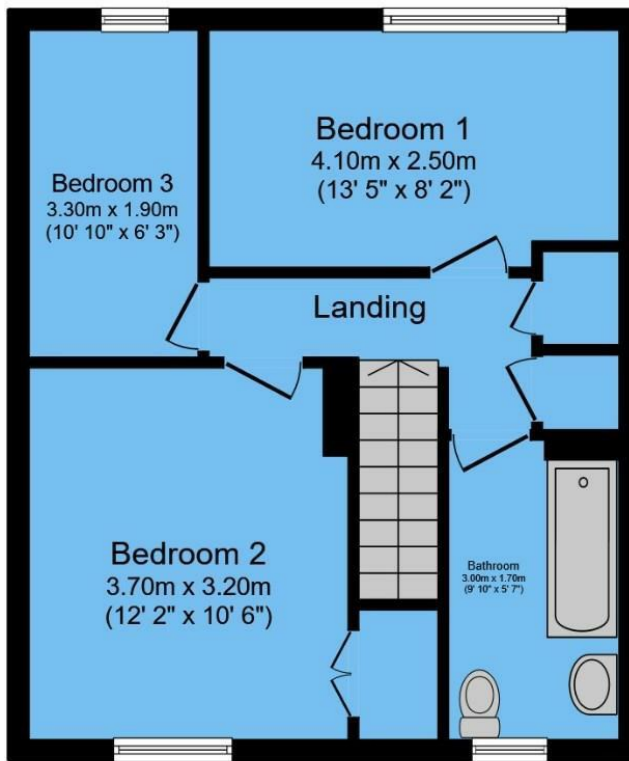
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Ground Floor



First Floor

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		86	90
(69-80) C			
(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

Total floor area 84.0 sq.m. (904 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.



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