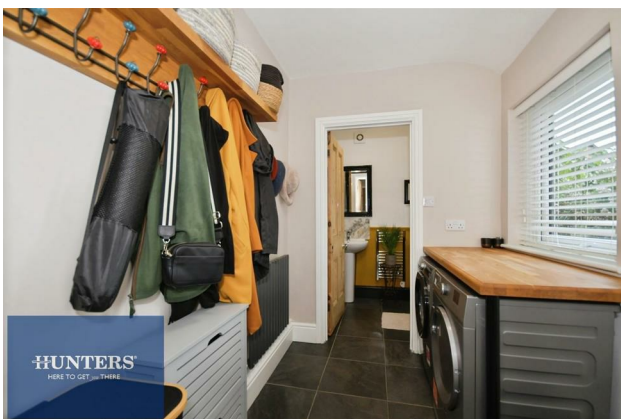


# HUNTERS<sup>®</sup>

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20 Cobden Road, Saltergate, Chesterfield, S40 4TD

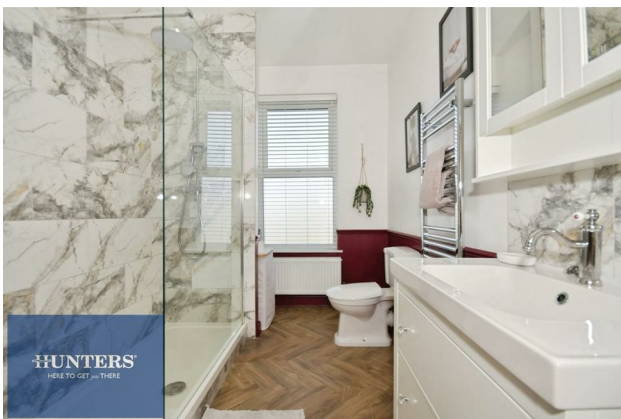
Guide Price £280,000 - £290,000



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## Property Images



## Property Images



\*\*\*GUIDE PRICE £280,000 TO £290,000\*\*\*

EDWARDIAN, THREE STOREY, BAY WINDOWED TERRACED HOME ON A POPULAR STREET CLOSE TO CHESTERFIELD TOWN CENTRE - WITH DRIVEWAY PARKING!

THIS PROPERTY HAS GOT THE WOW FACTOR BY KEEPING CHARACTER YET BROUGHT UP TO MODERN LIVING - SIMPLY A MUST VIEW.

HAVING NEARLY 1,500 SQUARE FEET OF ACCOMMODATION, the property comprises:- entrance hall with stairs rising to the first floor, front lounge with bay window & log burner, modern cottage style breakfast kitchen with fitted dining table, access to the kitted out cellar from the kitchen, handy utility room with downstairs WC off & giving access to the rear garden.

The first floor has TWO DOUBLE BEDROOMS & modern shower room with walk in shower, wash hand basin & low level WC.

On the second floor is another DOUBLE BEDROOM with it's own walk in wardrobe - plenty of space for an office area too.

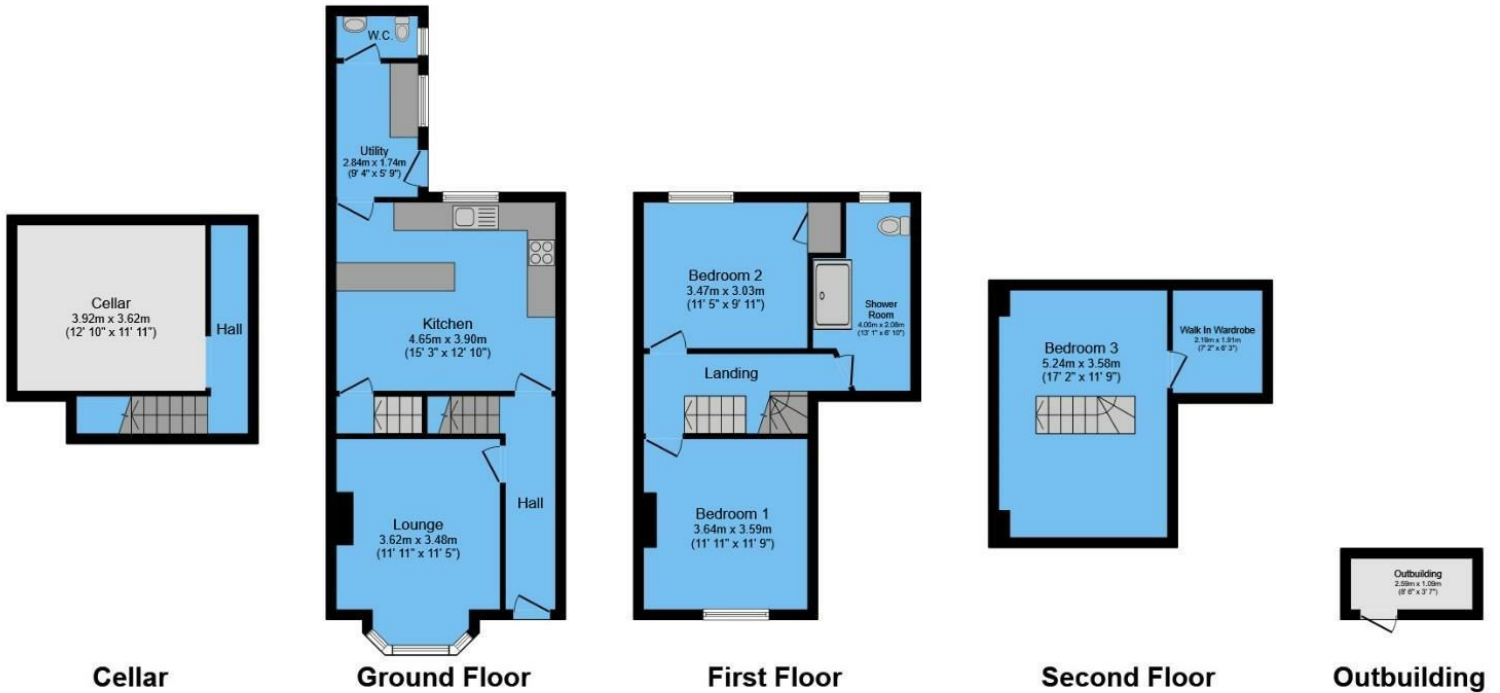
Externally, the property is on a road with residential parking, this home has driveway parking & PRIVATE, WESTERLY FACING rear garden - a tranquil place.

Cobden Road is a popular residential location to the east of Chesterfield town centre, offering excellent access to a wide range of local amenities including shops, supermarkets, schools, and healthcare facilities. Chesterfield town centre, with its historic market, restaurants, and leisure facilities, is just a short distance away.

The area is well connected, with easy access to Chesterfield railway station, the A61, and the M1 (Junction 29), making it ideal for commuters. Residents can also enjoy nearby Queens Park and the stunning Peak District National Park, providing excellent opportunities for leisure and outdoor activities. Combining convenience with great transport links, Cobden Road is well suited to a variety of buyers.

CALL HUNTERS TO ARRANGE YOUR VIEWING NOW!

FREEHOLD | COUNCIL TAX BAND A



Cellar

Ground Floor

First Floor

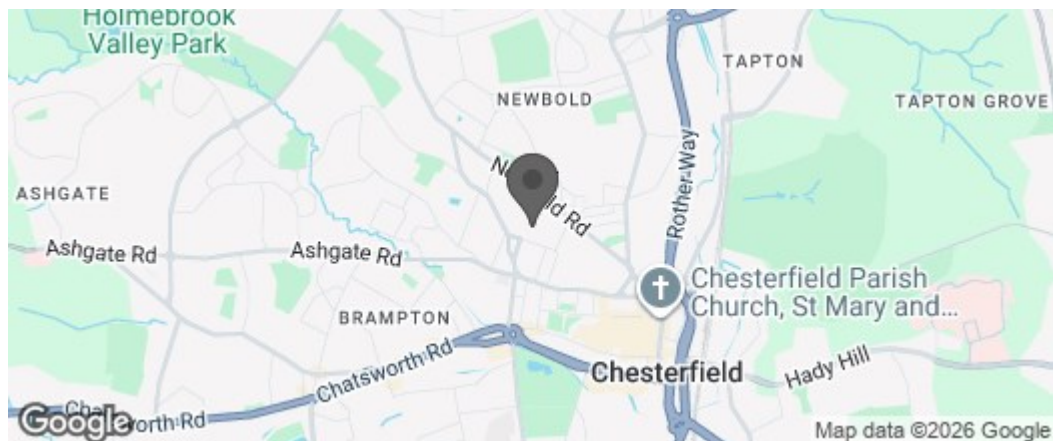
Second Floor

Outbuilding

Total floor area 133.6 sq.m. (1,438 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	



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