

# HUNTERS®

HERE TO GET *you* THERE

**225 Ashgate Road, Ashgate, Chesterfield, S40 4AP**

**Offers In The Region Of £240,000**

## Property Images





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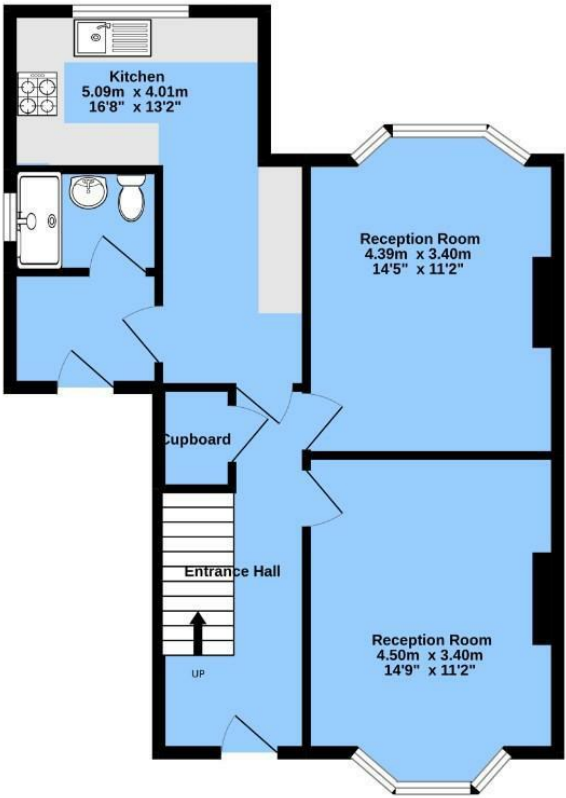
## Property Images



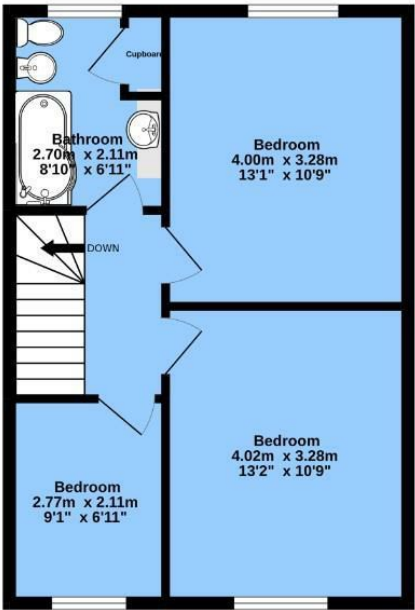
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GROUND FLOOR  
57.3 sq.m. (616 sq.ft.) approx.



1ST FLOOR  
43.3 sq.m. (466 sq.ft.) approx.



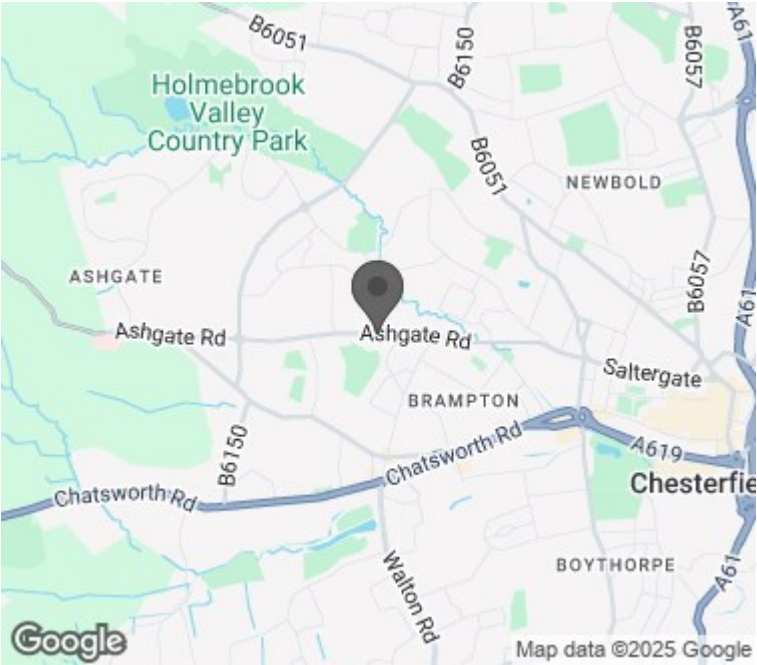
TOTAL FLOOR AREA: 100.5 sq.m. (1082 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metroplan ©2022

## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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	

## Map





OFFERED WITH NO CHAIN - so call Hunters today to arrange your viewing.

A fantastically located three bedroomed semi detached family home with downstairs bathroom extension.. Within walking distance of the town centre and a range of local amenities.

This property offers large living accommodation with period entrance hall and two reception rooms.

There is a utility area with breakfast bar within the fitted kitchen. a large side entrance porch gives access to the downstairs shower room.

To the first floor are 2 equally sized double bedrooms with built in wardrobes and a further single bedroom. There is a large bathroom with white suite.

Externally the property is situated on a corner plot with enclosed front garden and rear garden with patio area. The property has off road parking for two vehicles and a garage.

Gas central heating and double glazing.

Freehold, Tax Band C

• NO UPWARD CHAIN • TWO RECEPTION ROOM • FITTED KITCHEN • THREE WELL PROPORTIONED BEDROOMS • TWO BATHROOMS • WELL MAINTAINED REAR GARDEN • GARAGE AND DRIVEWAY • CALL HUNTERS NOW