17 Hill Street, Clay Cross, Chesterfield, S45 9PQ

- NO CHAIN
- STONE TERRACE
- HANDY LOCATION
- IDEAL INVESTMENT
- TWO DOUBLE BEDROOMS
- WESTERLY FACING REAR GARDEN
- GREAT FIRST TIME BUYER HOME
- VIEW NOW

HUNTERS®
HERE TO GET *you* THERE

Price £110,000

REDUCED PRICE TO BE SOLD - TWO DOUBLE BEDROOM, STONE TERRACED - OFFERED WITH NO CHAIN!

Situated the South side of Chesterfield, Clay Cross, has all it's own village amenities including supermarket, shops, florists, hairdressers & much much more! Also being ideally situated for M1, Peak District & just a short drive to Ogston Reservoir.

GREAT FIRST TIME BUYER HOME to enable you to get your foot on the property ladder.

IDEAL INVESTMENT - we believe this would rent out at £700 - £725 per calendar month - over 7% YIELD!

Westerly facing rear garden with outhouse, on road parking.

This property comprises:- lounge, breakfast kitchen / diner with understairs store & stairs rising to first floor, rear entrance hall & downstairs bathroom.

On the first floor are two double bedrooms.

VIEWINGS AVAILABLE BY APPOINTMENT ONLY - CALL HUNTERS NOW TO VIEW!

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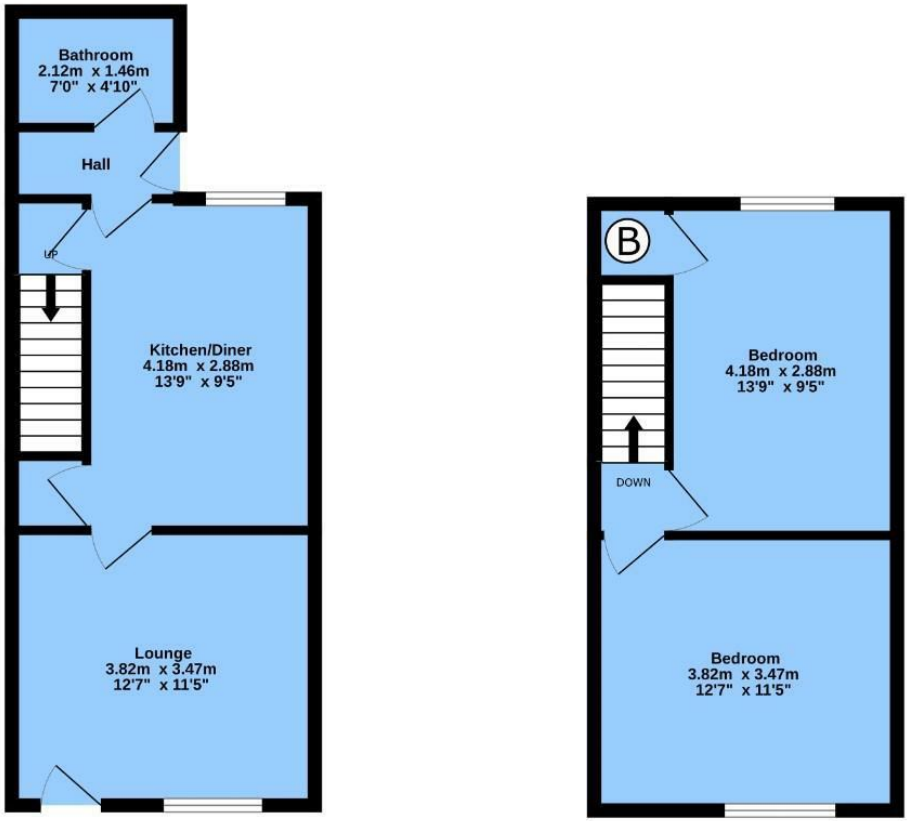
GROUND FLOOR
34.3 sq.m. (369 sq.ft.) approx.

1ST FLOOR
29.3 sq.m. (315 sq.ft.) approx.



TOTAL FLOOR AREA : 63.5 sq.m. (684 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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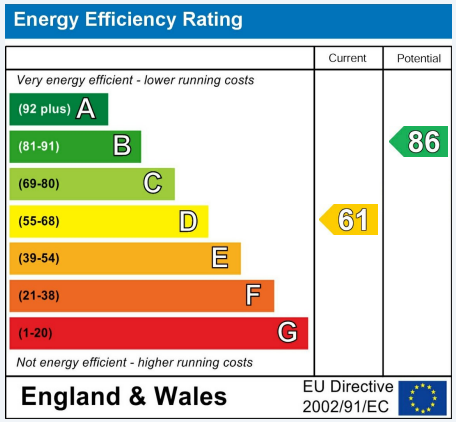
ENERGY PERFORMANCE CERTIFICATE

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.



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.

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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The Property Ombudsman