

SOLD

subject to contract



205 Boythorpe Road, Boythorpe, Chesterfield, S40 2NB

- NO CHAIN
- READY TO MOVE INTO
- GREAT SPACE ON OFFER
- THREE BEDROOM SEMI
- FULLY REFURBISHED
- GARDENS FRONT & REAR

Price £200,000

HUNTERS®
HERE TO GET *you* THERE

READY TO MOVE IN HOME - OFFERED WITH NO CHAIN -
FIRST TIME BUYERS, VIEW NOW - THIS GOOD SIZED
FAMILY HOME!

Offered with, this THREE BEDROOM SEMI DETACHED
HOUSE is located in the sought-after area of Boythorpe, just a
short distance from Chesterfield Town Centre, Queens Park,
and the bottom of Chatsworth Road. With excellent access to
nearby schools and fantastic transport links including the M1.

HAVING BEEN FULLY REFURBISHED BY THE CURRENT
OWNER, the well presented home comprises:- entrance hall
with large understairs storage, downstairs WC, lounge with
conservatory off. The BRAND NEW KITCHEN with integral
dishwasher, oven & hob. There rear entrance & utility space
housing the combi boiler.

The first floor gives access to the three bedrooms, MODERN
fully tiled bathroom with shower over bath, landing with storage
cupboard & gives access to the loft via a drop down ladder.

Being gas central heating (new system & boiler installed) &
uPVC double glazed.

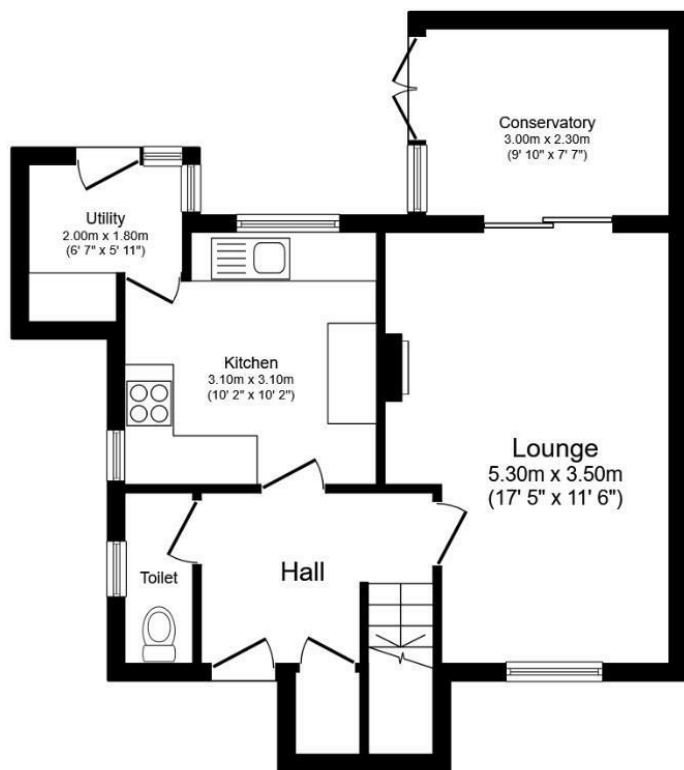
Outside is a WESTERLY facing rear garden with patio, lawn &
two sheds. There is a front garden too. On road parking
available.

FREEHOLD | COUNCIL TAX BAND A

PLEASE NOTE: The EPC was done prior to the new boiler
being installed so we would expect the rating to of increased.

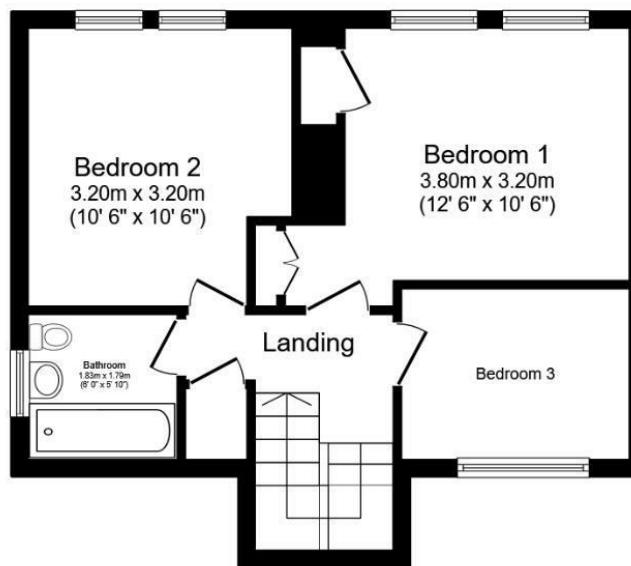






Ground Floor

Floor area 47.8 sq.m. (514 sq.ft.)



First Floor

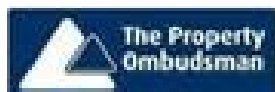
Floor area 41.1 sq.m. (442 sq.ft.)

Total floor area: 88.9 sq.m. (957 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		
(81-91) B		
(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

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