



16 Repton Close, Linacre Woods, Chesterfield, S40 4XB

- IN NEED OF MODERNISATION
- DOUBLE GARAGE AND PARKING
- 3 PIECE SUITE AND CORNER SHOWER
- TAX BAND C
- 3 BEDROOM DETACHED HOUSE
- OPEN LOUNGE/DINING
- EPC RATING D
- CALL HUNTERS NOW!

Offers In The Region Of £225,000

HUNTERS®

HERE TO GET *you* THERE

In need of modernisation, this 3 BED DETACHED property in Linacre Woods is perfect for couples or families!

Sought after area, great for walks, local amenities & ideal for access to Chesterfield, Sheffield, M1. With Holmebrook Valley Park just a few minutes walk away & being handy for popular local schools.

Downstairs there is an open lounge which goes into the diner, a kitchen and WC.

Upstairs you will find 2 double sized bedrooms and a single. The bathroom includes a 3 piece suite and a corner shower.

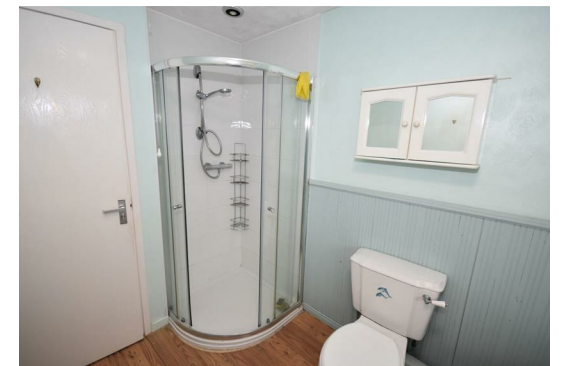
Outside, there is an easy to maintain garden and patio, with there also being a rear porch onto the back of the kitchen.

On the front of the house there is a double garage and parking.

Gas central heating (combi boiler) and uPVC double glazed windows.

Don't miss out on making this your dream property!
Call Hunters to arrange a viewing now!

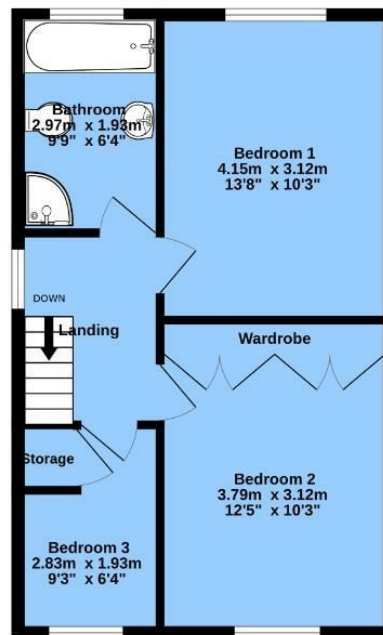
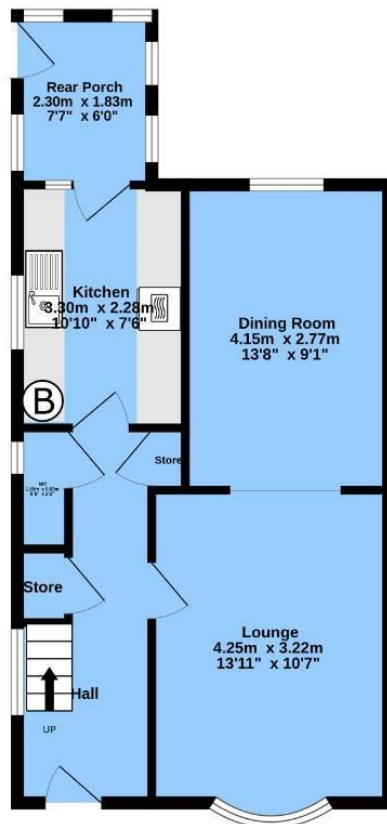
Council tax band C EPC D
FREEHOLD





GROUND FLOOR
46.9 sq.m. (505 sq.ft.) approx.

1ST FLOOR
42.4 sq.m. (457 sq.ft.) approx.




TOTAL FLOOR AREA: 89.3 sq.m. (961 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(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

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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