



## 65 Chesterfield Road, North Wingfield, Chesterfield, S42 5LF

- NO CHAIN
- TWO RECEPTION ROOMS
  - NEW ROOF
  - REAR GARDEN
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS BATHROOM
  - ON ROAD PARKING
  - VIEW NOW

**Price £125,000**

**HUNTERS®**  
HERE TO GET *you* THERE



OFFERED WITH NO CHAIN, THIS TWO DOUBLE  
BEDROOM END TERRACE WITH A NEW ROOF  
WOULD MAKE AN IDEAL FIRST TIME BUYER HOME /  
INVESTMENT OPPORTUNITY.

Situated the South side of Chesterfield, North Wingfield, is  
handy for M1 access, Clay Cross & Chesterfield Town  
Centre, five pits trail, local amenities & close by primary  
school.

The property comprises:- two reception rooms, fitted  
kitchen, downstairs bathroom & two first floor double  
bedrooms.

Outside sees on road parking & rear garden mainly laid to  
lawn.

Gas central heating (combi boiler) & uPVC double glazed.

The property is currently rented out at 625 per month on a  
monthly rolling contract - generating a yield of 5.5%.

FREEHOLD.

Council tax band A under North East Derbyshire.

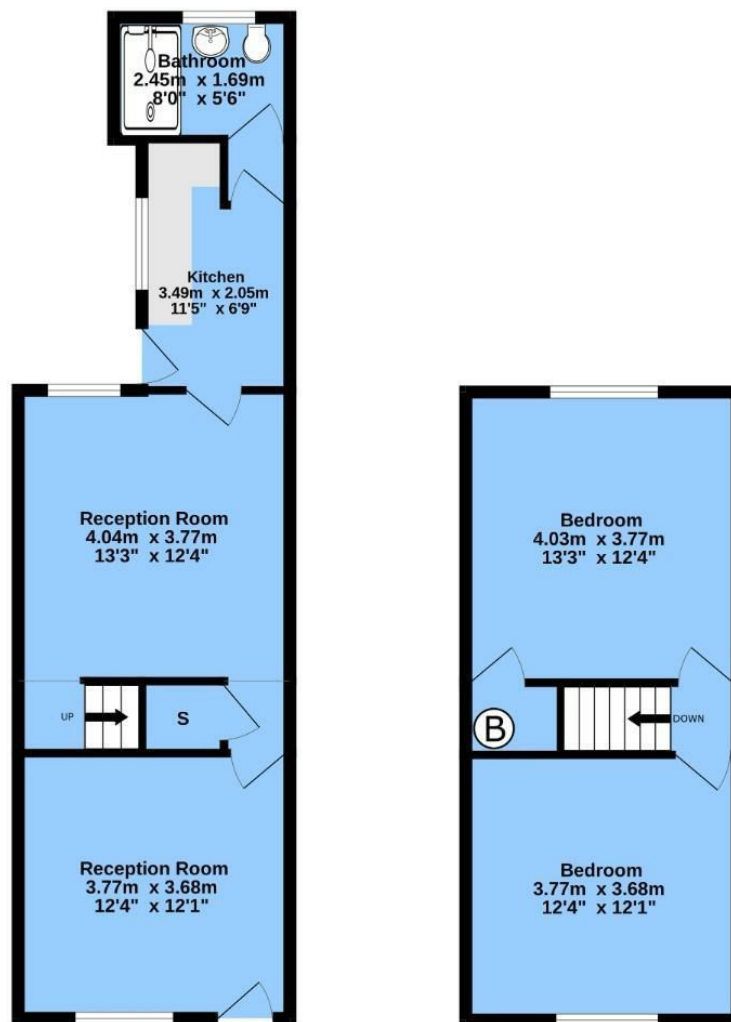
VIEWINGS AVAILABLE NOW - CALL HUNTERS -  
PHONES ANSWERED 24/7!











TOTAL FLOOR AREA: 77.0 sq.m. (829 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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 

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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