



7 Byron Close, Grassmoor, Chesterfield, S42 5AX

- GREAT FOR CASH BUYERS OR INVESTORS - potential for 8.5% yield!
- 2 RECEPTION ROOMS
 - FITTED KITCHEN
- ON STREET PARKING

- READY TO PUT YOUR OWN STAMP ON
- 3 GOOD SIZED BEDROOMS
- SOUTH FACING GARDEN
- CALL HUNTERS NOW

Offers In The Region Of £125,000

HUNTERS®
HERE TO GET *you* THERE

****ATTENTION INVESTORS, LANDLORDS AND CASH BUYERS**** Welcome to this **THREE BEDROOM, SEMI DETACHED HOUSE** – perfect for the cash investor with potential yields around 8.5% !!

Situated the South side of Chesterfield, Grassmoor, within popular catchment area of good schools, South Chesterfield Golf Club, local village amenities & Chesterfield Town Centre, yet close to M1 access J29.

As you enter this property, you will find the hallway, lounge with fireplace, dining room, kitchen, conservatory, WC, storage space, and a porch with access to the rear garden.

Going upstairs, there are three well proportioned bedrooms, two having fitted wardrobes, and a three piece suite bathroom with overhead shower.

Gas central heating and uPVC double glazed windows.

To the rear, there is a **SOUTH FACING**, enclosed garden and patio. On street parking.

Call Hunters to a book a viewing now!

Freehold, Tax Band A, EPC Rating E.

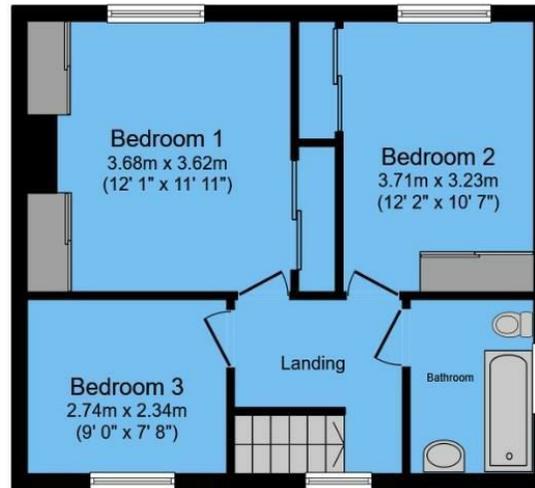
Due to the nature of the construction of the property ideally **CASH BUYERS ONLY** – The property is built of non-standard construction and unlikely to be a satisfactory security for the majority of high street mortgage lenders. Some lenders may offer lower loan to value options so buyers must be aware of this before proceeding to purchase.







Ground Floor



First Floor

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 | |
| | 51 | 65 |

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

Total floor area 122.0 m² (1,314 sq.ft.) approx

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

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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.



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