

# SOLD

subject to contract



## 35 Didcot Close, Grangewood, Chesterfield, S40 2UF

- FIRST FLOOR FLAT
- MODERN SHOWER ROOM
- COMMUNAL CAR PARK AND GARDEN
- TAX BAND A EPC RATING C
- 2 DOUBLE BEDROOMS
- GREAT INVESTMENT
- LEASEHOLD
- CALL HUNTERS NOW

**Offers In The Region Of £80,000**

**HUNTERS®**

HERE TO GET *you* THERE

# Welcome to this TWO BEDROOM, FIRST FLOOR FLAT.

Located in the heart of Grangewood. Situated with wonderful local amenities, great bus links & the south westerly side of Chesterfield to give easy access to the Peak District & beyond.

Upon entering, you will find the lounge, kitchen diner, 2 double bedrooms, modern shower room and separate WC.

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

Communal car park and gardens available.

Don't miss the opportunity to make this flat yours, a great investment property or for first time buyers. Contact us today to arrange a viewing!

Leasehold, Tax Band A, EPC Rating C.

## LEASE INFO:

125 YEARS LEASE FROM 2021

£10 PA GROUND RENT

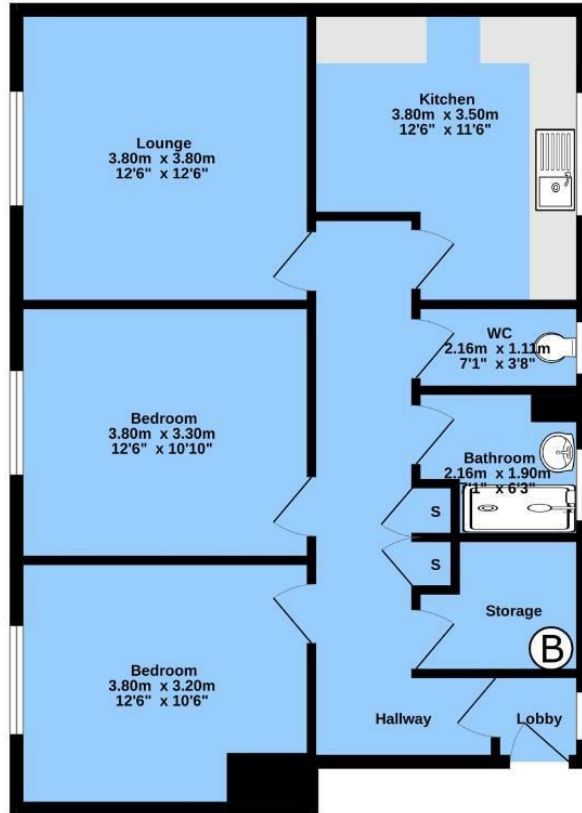
SERVICE CHARGE COSTS ARE SPLIT  
BETWEEN THE 6 APARTMENTS







GROUND FLOOR  
72.3 sq.m. (778 sq.ft.) approx.



TOTAL FLOOR AREA: 72.3 sq.m. (778 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 62034

## 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	78	80
(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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