



50 Herriot Drive, Chesterfield, S40 2UR

- TWO BED SEMI
- WELL PRESENTED
- SUPERB LOCATION
- PARKING FOR TWO CARS
- LOW MAINTENANCE REAR GARDEN
- VIEWINGS AVAILABLE NOW

Guide Price £170,000 - £180,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE £170,000 TO £180,000

SUPERB LOCATION, EVERYTHING YOU NEED ON YOUR DOORSTEP!

Situated on a highly sought after residential estate close to Chesterfield Town Centre & train station, within easy access of the M1 & close to all Derby Road amenities.

This great home is close to Alma Leisure Park which has an array of restaurants & Chesterfields Cineworld & with Queens Park Leisure Centre & parkland just a short walk away.

Take a look at this **TWO BEDROOM** semi detached home with **DRIVEWAY PARKING** for two cars.

This ideal **FIRST TIME BUYER** home is priced to sell, the property comprises:- entrance porch, lounge, kitchen / diner with conservatory off, two first floor bedrooms & combined bathroom / WC.

Gas central heating & uPVC double glazed.

Outside sees a small front lawn, driveway parking & enclosed low maintenance raised patio to the rear.

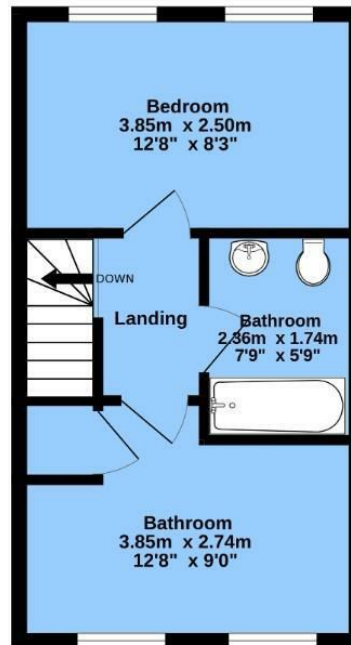
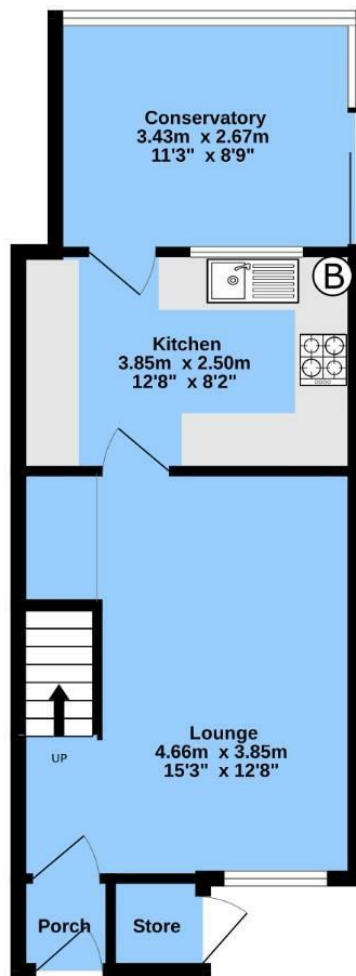
FREEHOLD.

We understand the council tax band is A under Chesterfield Borough Council.

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







TOTAL FLOOR AREA : 66.5 sq.m. (716 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) A		
(81-91) B		87
(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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 540540 Email:
Chesterfield@hunters.com <https://www.hunters.com>