



**23 Devonshire Avenue East, Hasland, Chesterfield, S41 0AE**

- NO CHAIN
- TWO BEDROOMS
- REAR GARDEN
- GREAT FOR FIRST TIME BUYER
- HIGHLY POPULAR LOCATION
- ON ROAD PARKING
- IDEAL INVESTMENT
- VIEW NOW

**Guide Price £150,000**

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

**\*GUIDE PRICE OF £150,000 TO £155,000\***

**SOUGHT AFTER LOCATION** - within easy walking distance to amenities including shops, schools, doctors and bus routes to Chesterfield, yet minutes drive from the M1 J29, the Five Pits Trail country park and South Chesterfield Golf Club.

**OFFERED WITH NO CHAIN - IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY!**

The property comprises: entrance hall, lounge, kitchen diner, two first floor bedrooms & combined bathroom / WC.

Gas central heating & uPVC double glazed.

Outside sees on road parking, front courtyard & rear garden with outhouse, lawn & decked areas.

**VIEWINGS AVAILABLE NOW - BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK.**

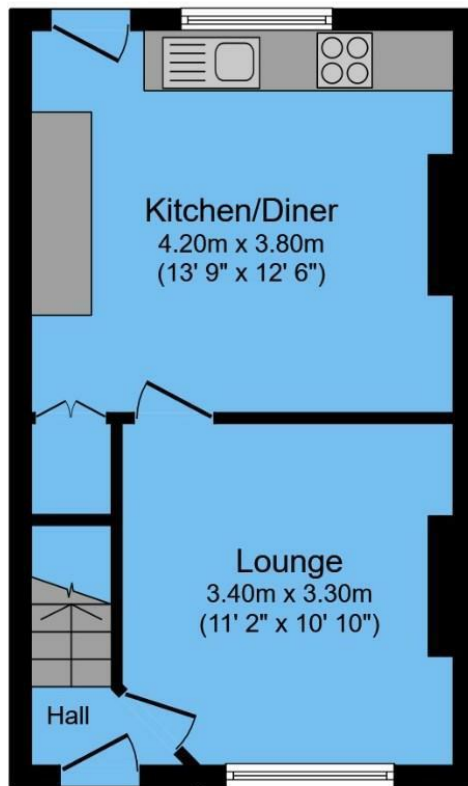
**FREEHOLD | COUNCIL TAX BAND A**



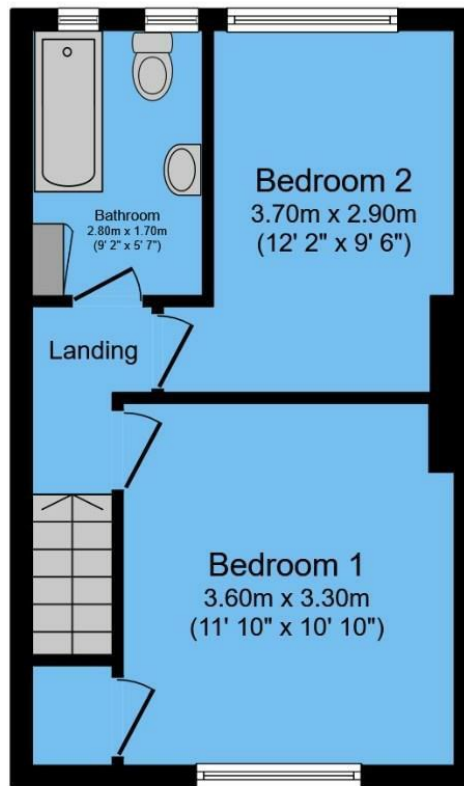








**Ground Floor**



**First Floor**

Total floor area 61.3 sq.m. (660 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).

Powered by [www.focalagent.com](http://www.focalagent.com)

## 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>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>