



## 97 Gloucester Road, Stonegravels, Chesterfield, S41 7EF

- AUCTION - CASH BUYERS ONLY
- MODERNISATION REQUIRED

- NO CHAIN
- NEW ROOF & WINDOWS

**By Auction £100,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**\*FOR SALE VIA THE MODERN METHOD OF AUCTION \*  
GUIDE PRICE £100,000 \* BIDDING CLOSSES 4  
SEPTEMBER 3PM \* RESERVATION FEE APPLIES \***

**CASH BUYERS ONLY - ALL STRIPPED BACK TO BRICK  
& FLOORBOARDS, READY TO REFURBISH BUT HAS  
RECENTLY HAD NEW ROOF & WINDOWS.**



Welcome to this 3 BEDROOM TERRACED HOUSE located  
in Stonegravels.

In a superb location for all Chesterfield, Sheffield, M1 J29, all  
local amenities (including pharmacy, hairdressers, florists,  
butchers & more!) along Sheffield Road, the modern units at  
The Glass Yard, supermarkets, Chesterfield FC stadium,  
Chesterfield Canal, within easy access of Chesterfield Train  
Station, Chesterfield College & Town Centre.

This property comes with NO CHAIN and is in need of a  
FULL REFURBISHMENT so is perfect for buyers to put their  
own stamp onto a property.

The property has room for two reception room, kitchen, utility  
/ downstairs WC, three first floor bedrooms & bathroom.

Rear garden & on street parking is available.

Double glazed windows & gas central heating.

VIEWINGS BY APPOINTMENT ONLY - call Hunters to book  
your viewing in now!!!

Freehold, Tax Band A, EPC Rating D.

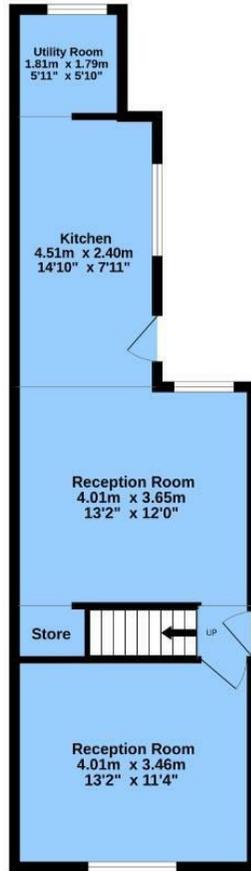
## IMPORTANT INFORMATION -

This property is for sale by conditional online auction, also known as the 'Modern Method of Auction'. The successful bidder is required to pay a non-refundable reservation fee of 3.5% plus VAT or £5,000.00 plus VAT (whichever is higher). Any successful bidder will pay this to secure the property. The reservation fee is in addition to the purchase price. The successful bidder then has 40 working days to exchange legally binding contracts.

Generally speaking, Guide Prices, are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide. Before proceeding to bid, you need to carry out your due diligence, the Auction Team recommend you inspect all elements of the legal pack, it's advisable to review the pack with your legal advisor. We also recommend viewing of the property and any surveys and reports need to be carried out prior to bidding.

\* FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions) \*

GROUND FLOOR  
46.2 sq.m. (498 sq.ft.) approx.



1ST FLOOR  
48.2 sq.m. (519 sq.ft.) approx.



TOTAL FLOOR AREA : 94.5 sq.m. (1017 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			79
(69-80) C		65	
(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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