



## 3 Jawbones Hill, Chesterfield, S40 2EN

- MODERNISED BY CURRENT OWNER
  - MODERN LOUNGE
  - TWO DOUBLE BEDROOMS
  - GARDEN WITH DECKING
- PERFECT FIRST HOME
- FITTED KITCHEN DINER
- FOUR PIECE SUITE BATHROOM
- CALL HUNTERS NOW

**Guide Price £140,000 - £150,000**

**HUNTERS®**

HERE TO GET *you* THERE



**\*\*GUIDE PRICE £140,000 - £150,000\*\***

This beautifully modernised, spacious two-bedroom mid-terraced house is the perfect starter home, offering both comfort and convenience.

Ideally located just a short walk from local shops, amenities, Chesterfield Town Centre, and the train station, this property is perfectly positioned for easy access to everything you need. It's also within the catchment area of highly sought-after schools, making it an ideal choice for families.

The property boasts a bright and inviting lounge, a fitted kitchen diner perfect for family meals, and a convenient downstairs WC.

Upstairs, you'll find two generous double bedrooms, ideal for restful nights. The modernised four-piece bathroom suite includes a separate shower cubicle for added convenience.

Additional features include gas central heating with a combi boiler and uPVC double-glazed windows, ensuring energy efficiency and comfort all year round.

To the front, there is a forecourt, while the good-sized rear garden offers a private space to enjoy, complete with a patio and decking area – perfect for relaxing or entertaining.

Call Hunters to arrange a viewing and secure this fantastic home!

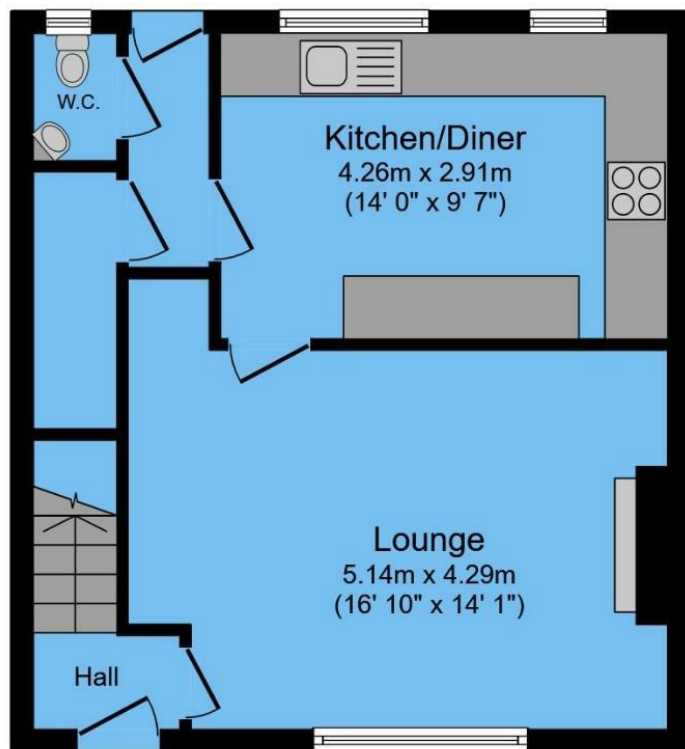
Freehold, Tax Band A, EPC Rating D.



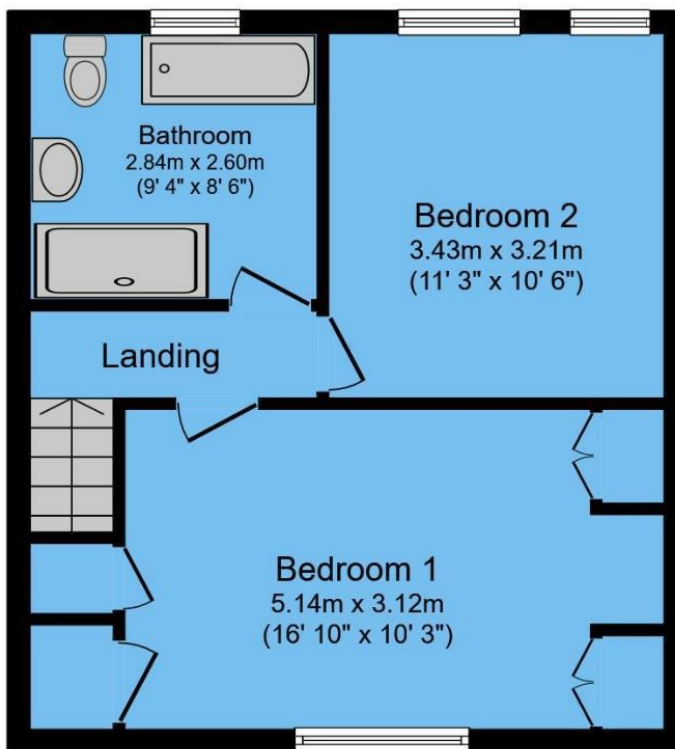








**Ground Floor**



**First Floor**

Total floor area 80.0 m<sup>2</sup> (861 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.



## 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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</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

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