



Higham House Main Road, Higham, Alfreton, DE55 6EH

- LOTS OF CHARACTER
- 3 WELL PROPORTIONED BEDROOMS
- DETACHED COTTAGE
- SMALL VILLAGE LOCATION
- 3 RECEPTION ROOMS
- NO CHAIN
- REAR COURTYARD
- CALL HUNTERS NOW

Asking Price £300,000

HUNTERS®
HERE TO GET *you* THERE

****PRICED TO SELL LARGE REDUCTION FOR QUICK SALE****

IN THE HEART OF THE OPEN COUNTRYSIDE IS THIS DETACHED COTTAGE, GREAT CHARACTER PROPERTY, NO CHAIN, with over 1600 square feet of accommodation. Sellers are open to reasonable offers on the price.

This period property has lots of character with the original part believed to date back to the 18th century.

Located in a small village location - ideal for commuter links, close to the open countryside and local pubs.

On the ground floor of this property, you will find 3 reception rooms: the spacious, open plan dining/sitting room, study, snug, kitchen and a downstairs WC.

Upstairs, there are 3 well proportioned bedrooms and a 3 piece suite shower room.

Outside there is the rear courtyard with gated access to off street parking and outhouses.

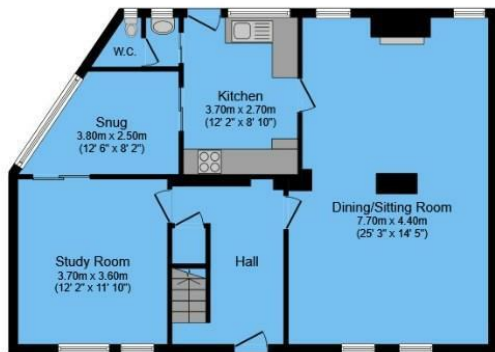
In need of some modernisation - ready to put your own stamp to!

Don't miss out on making this amazing property yours!
Call Hunters to arrange a booking now!

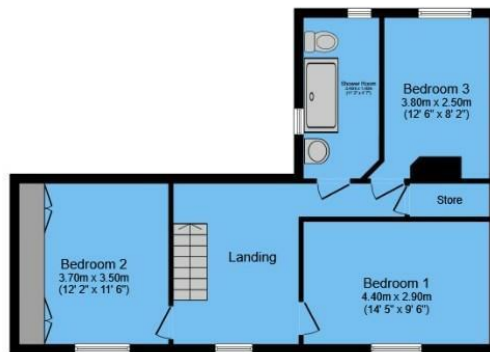
Freehold, Tax band E



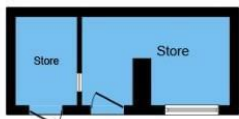




Ground Floor



First Floor



Outbuilding

Total floor area 150.7 m² (1,622 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) A		
(81-91) B		78
(69-80) C		
(55-68) D	55	
(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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