



**29 Stubbing Road, Grangewood, Chesterfield,  
S40 2HP**

**Guide Price £100,000**

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

\*GUIDE PRICE OF £100,000 TO £110,000\*

IDEAL FOR INVESTORS & AFFORDABLE FAMILY HOME!

3 BED SEMI DETACHED HOUSE OFFERED WITH NO  
CHAIN.

SITUATED ON A CUL DE SAC, THE PROPERTY  
COMPRISES:- ENTRANCE HALL, DOWNSTAIRS WC,  
SPACIOUS LOUNGE, FITTED KITCHEN / DINER &  
CONSERVATORY.

ON THE FIRST FLOOR ARE THREE GOOD SIZED  
BEDROOMS & FAMILY BATHROOM.

GAS CENTRAL HEATING & UPVC DOUBLE GLAZED.

ON STREET PARKING, FRONT GARDEN & ENCLOSED  
REAR GARDEN.

GREAT LOCATION, CLOSE TO SHOPS & SCHOOLS.

VIEW EARLY - IN NEED OF COSMETIC UPDATING!

FREEHOLD.

WE UNDERSTAND THE COUNCIL TAX BAND IS A UNDER  
CHESTERFIELD BOROUGH COUNCIL.

CALL HUNTERS TO BOOK YOUR VIEWING - CALL  
HUNTERS NOW!

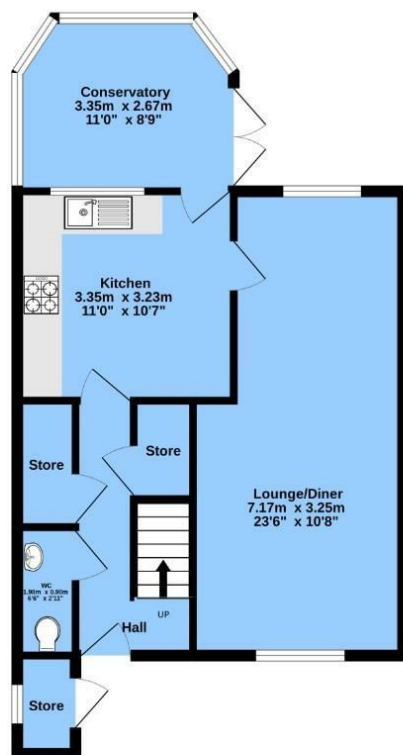




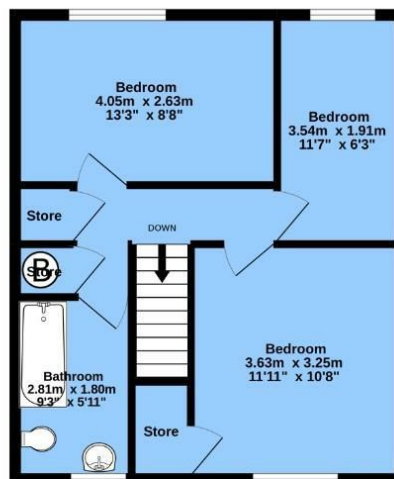




GROUND FLOOR  
52.5 sq.m. (566 sq.ft.) approx.



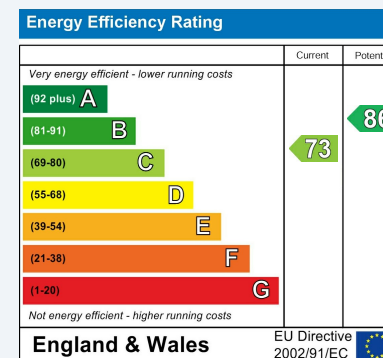
1ST FLOOR  
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 95.3 sq.m. (1026 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022

## 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.



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.

## 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.

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

Tel: 01246 540540 Email:

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



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