

11 Foljambe Road, Chesterfield, S40 1NN

Offers In The Region Of £100,000

HUNTERS®

HERE TO GET *you* THERE

- TWO BED TERRACE
- REAR GARDEN

- TOWN CENTRE LOCATION
- SCOPE FOR DEVELOPMENT

IN NEED OF A FULL SCHEME OF REFURBISHMENT - TOWN CENTRE LOCATION!

AN IDEAL INVESTMENT: we believe in a done up condition it would rent for £650 per month - **GENERATING A YIELD OF NEARLY 8%.**

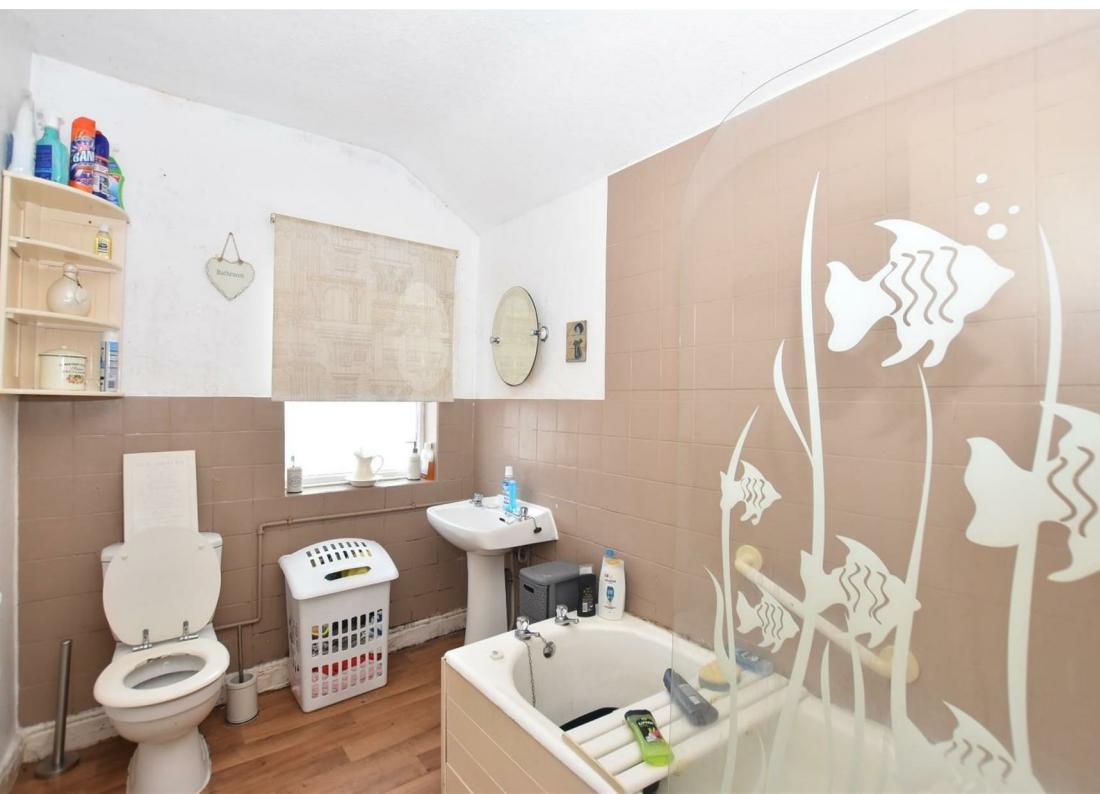
Take a look at this **TWO BEDROOM** terraced house ideally situated within walking distance of Chesterfield town centre & train station.

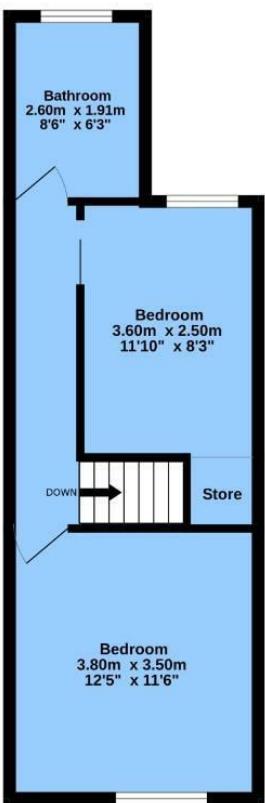
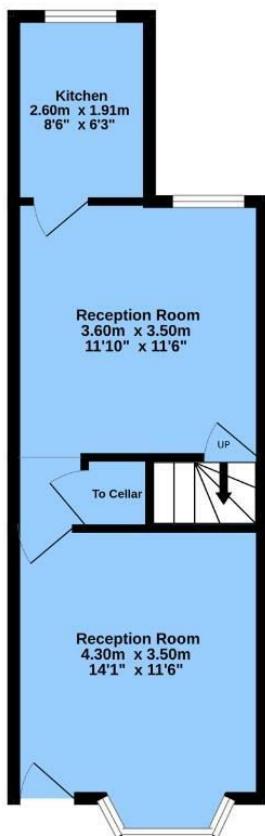
Comprises:- two reception rooms, kitchen, cellar, two bedrooms & bathroom.

Front courtyard & rear garden mainly to lawn.

VIEWING BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW!

FREEHOLD. COUNCIL TAX BAND A.





TOTAL FLOOR AREA: 69.5 sq.m. (748 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(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.