



## 2A Hartington Road, Spital, Chesterfield, S41 0HE

- NO CHAIN
- DETACHED BUNGALOW
  - IDEAL LOCATION
- GCH & DOUBLE GLAZED
- THREE BEDROOM
- DRIVE & GARAGE
- ENCLOSED REAR GARDEN
  - VIEW NOW

**Offers In The Region Of £280,000**

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



LOOKING FOR A BUNGALOW WITH NO WORK TO DO?  
LOOK NO FURTHER & OFFERED WITH NO CHAIN!

READY TO MOVE STRAIGHT INTO is this three bedroom detached bungalow ideally situated close to town centre.

The property comprises of an entrance hall, spacious lounge, fitted kitchen opening into the warm roof conservatory, three bedrooms (two doubles and one single) & combined bathroom / WC in white.

Gas central heating (combi boiler) & uPVC Double glazed.

Outside sees low maintenance gardens to the front & rear with a driveway for three cars & a detached garage.

Within easy walking distance to Town Centre, Chesterfield Train Station & strong bus links into town or to the Chesterfield Royal Hospital.

Also ideally situated for Hasland amenities including shops, schools, doctors and bus routes to Chesterfield, yet minutes drive from the M1 junction, the Five Pits Trail country park and South Chesterfield Golf Club.

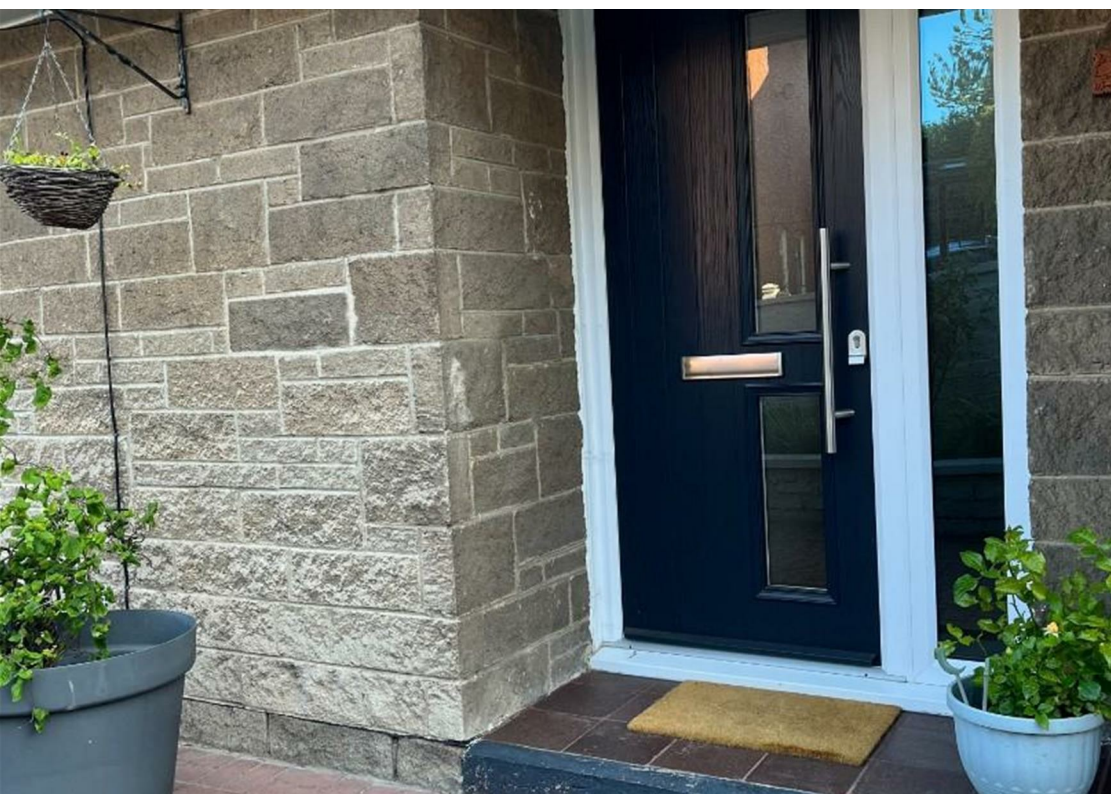
FREEHOLD.

Council tax band b under Chesterfield Borough Council.

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

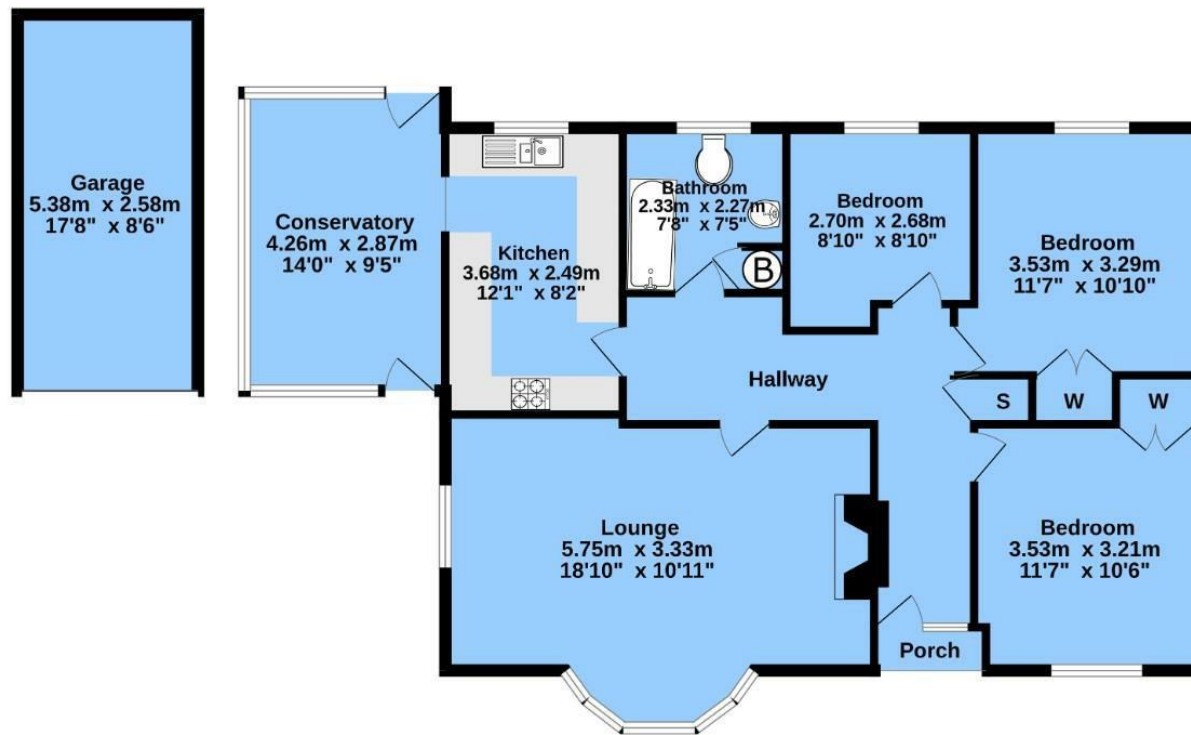








GROUND FLOOR  
110.8 sq.m. (1193 sq.ft.) approx.



TOTAL FLOOR AREA : 110.8 sq.m. (1193 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## 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>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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

## 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

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