

Rothmore Brook Lane, Clowne, Chesterfield, S43 4RR

- NO CHAIN
- THREE RECEPTION ROOMS
- PRIVATE PLOT ON A QUIET LANE
- THREE BED DETACHED
- CONSERVATORY
- DRIVEWAY PARKING

Offers In The Region Of £259,950

HUNTERS®
HERE TO GET *you* THERE

OFFERED WITH NO CHAIN - TAKE A LOOK AT THIS
THREE BEDROOMED DETACHED HOUSE ON A
PRIVATE PLOT!

Freshly decorated & carpeted, this family home
comprises:- entrance hall, three reception rooms,
conservatory, kitchen, utility room & downstairs WC.



On the first floor are three well proportioned bedrooms,
large family bathroom / WC & eaves storage access.

Situated on a quiet lane, there is a gated driveway
parking & gardens to front & rear.

Gas central heating & uPVC double glazed.



Situated to the East side of Chesterfield, Clowne, has
it's own local amenities including supermarkets, town
shops, The Arc leisure centre, within catchment area
of Clowne Primary & Secondary schools, great for
access to Chesterfield, Worksop, Sheffield & M1.

FREEHOLD.



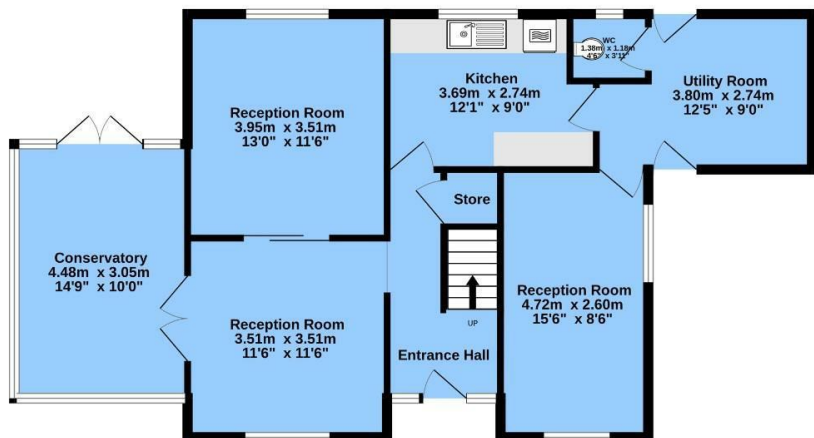
We understand the council tax band is C under
Bolsover District Council.

VIEWINGS AVAILABLE NOW - CALL HUNTERS NOW
TO BOOK!

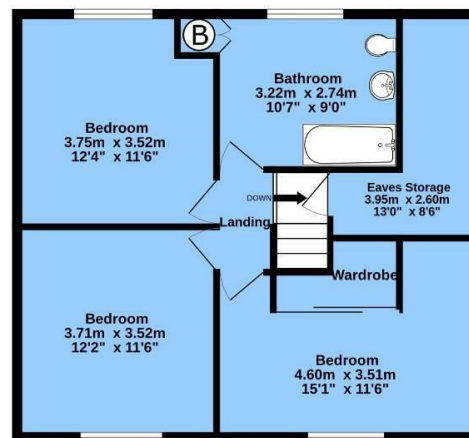




GROUND FLOOR
80.8 sq.m. (870 sq.ft.) approx.



1ST FLOOR
60.6 sq.m. (652 sq.ft.) approx.



TOTAL FLOOR AREA : 141.4 sq.m. (1522 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) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(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

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.



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