



172 Chesterfield Road, Shuttlewood, Chesterfield, S44 6QL

- NO CHAIN
- POTENTIAL BUILDING PLOT
- TWO BED DETACHED BUNGALOW
- RURAL VIEWS TO BOLSOVER CASTLE

Offers In The Region Of £300,000

HUNTERS[®]
HERE TO GET *you* THERE

PLANNING PERMISSION GRANTED - TWO DOUBLE BEDROOM DETACHED BUNGALOW OFFERED WITH NO CHAIN - a fantastic opportunity to acquire a renovation project with far reaching countryside views towards Bolsover Castle.

APPROX 0.23 ACRE PLOT - A GREAT BUNGALOW THAT OFFERS GREAT POTENTIAL - MUST BE VIEWED TO BE APPRECIATED!



BUILDING POTENTIAL; the sellers have conditionally approved planning for "Proposed single storey dwelling with some matters reserved (access, layout & scale submitted for approval)" - more information can be found on the Bolsover District Council Planning Portal using ref "22/00197/OUT"

Ideally situated easy access to M1 & close to all local amenities including shops, pharmacy, hairdressers, restaurants & more in Bolsover Village.

Outside sees ample off road parking, carport & PRIVATE, SOUTH FACING rear garden.

Gas central heating & double glazed.

FREEHOLD.

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

Please note all works would be subject to full necessary planning permission.

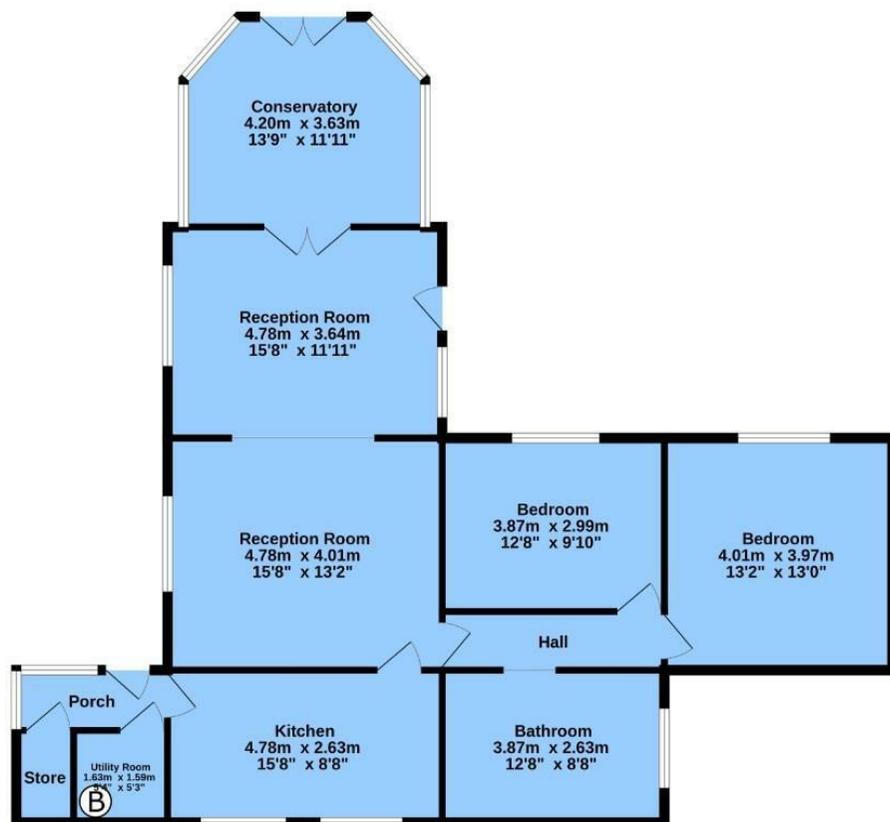


VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS NOW TO BOOK YOURS - PHONES ANSWERED 24/7!



SECTION

GROUND FLOOR
111.8 sq.m. (1203 sq.ft.) approx.



TOTAL FLOOR AREA : 111.8 sq.m. (1203 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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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.

