



**1 Broadgorse Close, Grangewood, Chesterfield,  
S40 2LB**

**Guide Price £60,000**

**HUNTERS®**

HERE TO GET *you* THERE

GUIDE PRICE OF £60,000 TO £65,000 - LOOKING TO GET YOUR FOOT ON THE PROPERTY LADDER OR AN EASY MAINTAINABLE INVESTMENT... OFFERED WITH NO CHAIN - READY TO BE LIVED IN!

10% YIELD - we believe this property would rent out at £550 per calendar month.

Having recently fitted carpets & decorated neutrally.

Situated with wonderful local amenities, great bus links & the south westerly side of Chesterfield to give easy access to the Peak District & beyond.

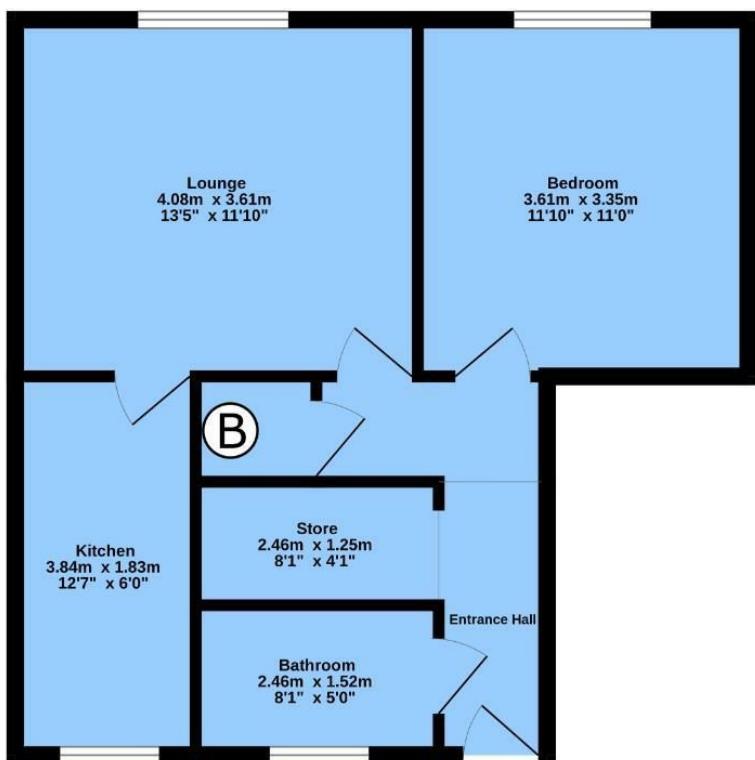
The ground floor apartment comprises entrance hall, bathroom, large storage cupboard, airing cupboard housing combi boiler, double bedroom, lounge & fitted kitchen.

On street parking available.

LEASEHOLD: Buildings insurance £99.99, ground rent £10.00, last service charges over a year ago were £66.55.

COUNCIL TAX BAND A





TOTAL FLOOR AREA: 47.5 sq.m. (511 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metopix 62026

## 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		
(81-91) B		
(69-80) C	75	77
(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.

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