



2 Briar View, Brimington, Chesterfield, S43 1EJ

- NO UPWARD CHAIN
- KITCHEN DINER
- SHOWER ROOM
- DRIVEWAY PARKING
- WELL MAINTAINED
- TWO BEDROOMS
- GARDEN AND PATIO TO REAR
- CALL HUNTERS NOW

Guide Price £160,000

HUNTERS®
HERE TO GET *you* THERE

***GUIDE PRICE OF £160,000 TO £165,000 -
OFFERED WITH NO CHAIN***

Welcome to this WELL MAINTAINED, NO CHAIN,
TWO BEDROOM SEMI DETACHED HOUSE.

Perfect for first time buyers or landlords!

Located in the popular residential area of Brimington,
close to village amenities and with great public
transport connections to Chesterfield.

As you enter this property, you will find the lounge
and kitchen diner with door out to the rear garden.

Going upstairs, there are two bedrooms, one with
sliding wardrobes, and the second with storage
space/wardrobe, and a tiled, three piece suite
shower room/wet room.

Gas central heating and uPVC double glazed
windows.

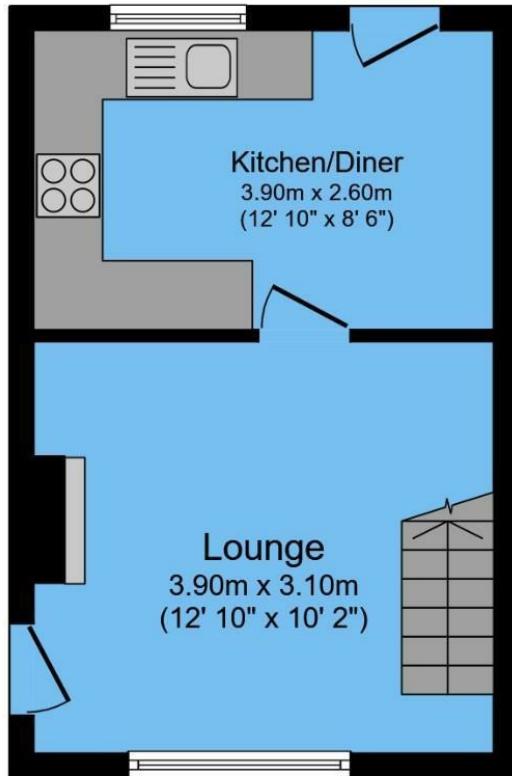
To the rear is an easy to maintain garden with patio
and garden space. Driveway parking to the front for
multiple cars and garden.

Don't miss out on putting your own stamp on to this
property, call Hunters to book your viewing now!

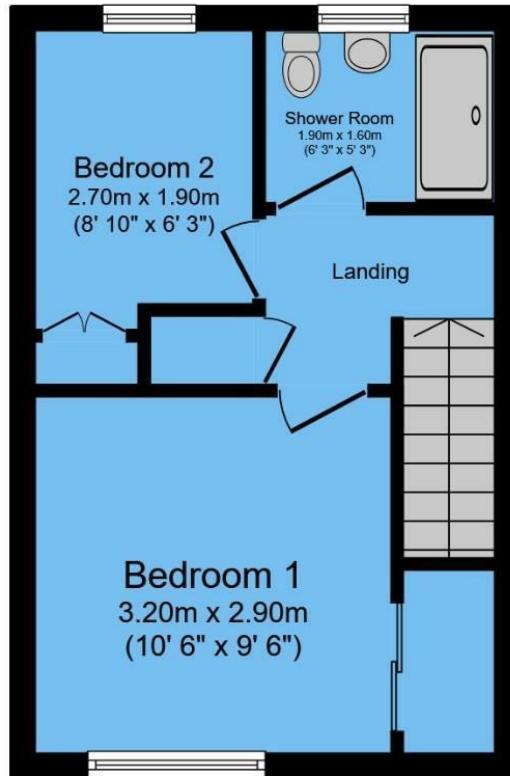
Freehold, Tax Band A, EPC Rating E.







Ground Floor



First Floor

Total floor area 50.2 sq.m. (541 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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	89	
(81-91) B		
(69-80) C		
(55-68) D	52	
(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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