



## 22 Ruby Drive, Hasland, Chesterfield, S41 0FX

- STILL LIKE NEW
- LARGE DRIVE
- TWO BEDROOMS

- EXCELLENT LOCATION
- GOOD SIZE PLOT
- END TOWNHOUSE

**Offers In The Region Of £190,000**

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



**TWO BEDROOM END TOWN HOUSE - SUPERB FIRST  
TIME BUYER HOME! STILL LIKE NEW - BUILT IN 2022 &  
STILL UNDER BUILDERS GUARANTEE!**

On a private driveway - GOOD SIZED PLOT - driveway  
parking for multiple vehicles.

Within easy walking distance to amenities including shops,  
schools, doctors and bus routes to Chesterfield, yet minutes  
drive from the M1 J29, the Five Pits Trail country park and  
South Chesterfield Golf Club.

Take a look at this well presented, ready to move into home,  
this property comprises:- entrance hall, downstairs WC,  
lounge, kitchen / diner with patio doors opening onto the rear  
garden.

The first floor has the two double bedrooms & family  
bathroom / WC with shower over bath.

Gas central heating & uPVC double glazed.

Outside sees driveway parking & enclosed rear garden laid  
to lawn.

FREEHOLD but there is a ground maintenance fee to pay  
per annum.

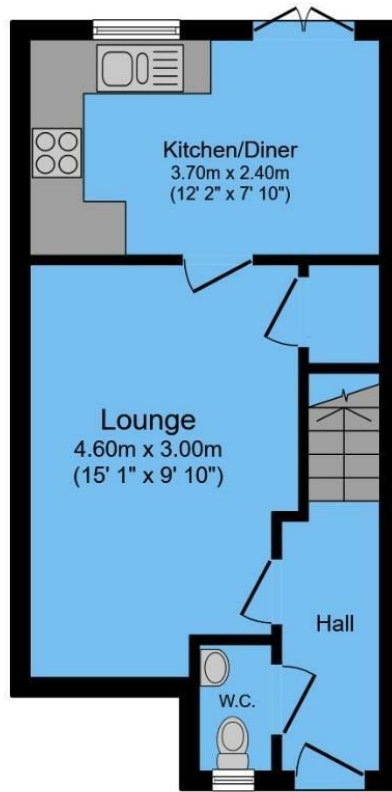
COUNCIL TAX BAND B | EPC RATING B

NOTE BRIEFLY: there is an option to buy a 50% share in this  
property.

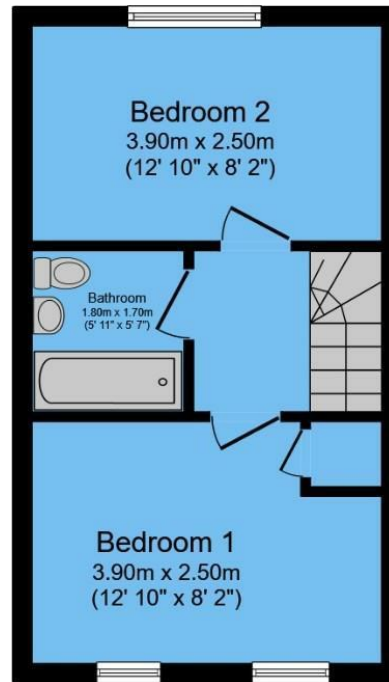








**Ground Floor**



**First Floor**

Total floor area 57.5 sq.m. (619 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) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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

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