

SOLD

subject to contract



33 Foljambe Road, Chesterfield, S40 1NN

- NO CHAIN
- TWO RECEPTION ROOMS
- OFF ROAD PARKING (STPP)
- PERFECT LOCATION
- TWO DOUBLE BEDROOM TERRACE
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- VIEW NOW

Offers In The Region Of £150,000

HUNTERS®

HERE TO GET *you* THERE

Take a look at this TWO DOUBLE BEDROOM terraced house ideally situated within walking distance of Chesterfield town centre & train station.

OFFERED WITH NO CHAIN

The property has been very well looked after & benefits from a NEW ROOF & NEW BOILER in recent years

Wonderful home in a sought after location & comprises: - lounge, dining room opening up into the fitted kitchen, stairs down to the cellar & rising to the first floor.

To the first floor there are two bedrooms & family bathroom/ WC in white.

Gas centrally heated (combi boiler) & uPVC double glazed.

On street permit parking (front yard with potential to create off road parking subject to permission), enclosed rear garden designed for low maintenance.

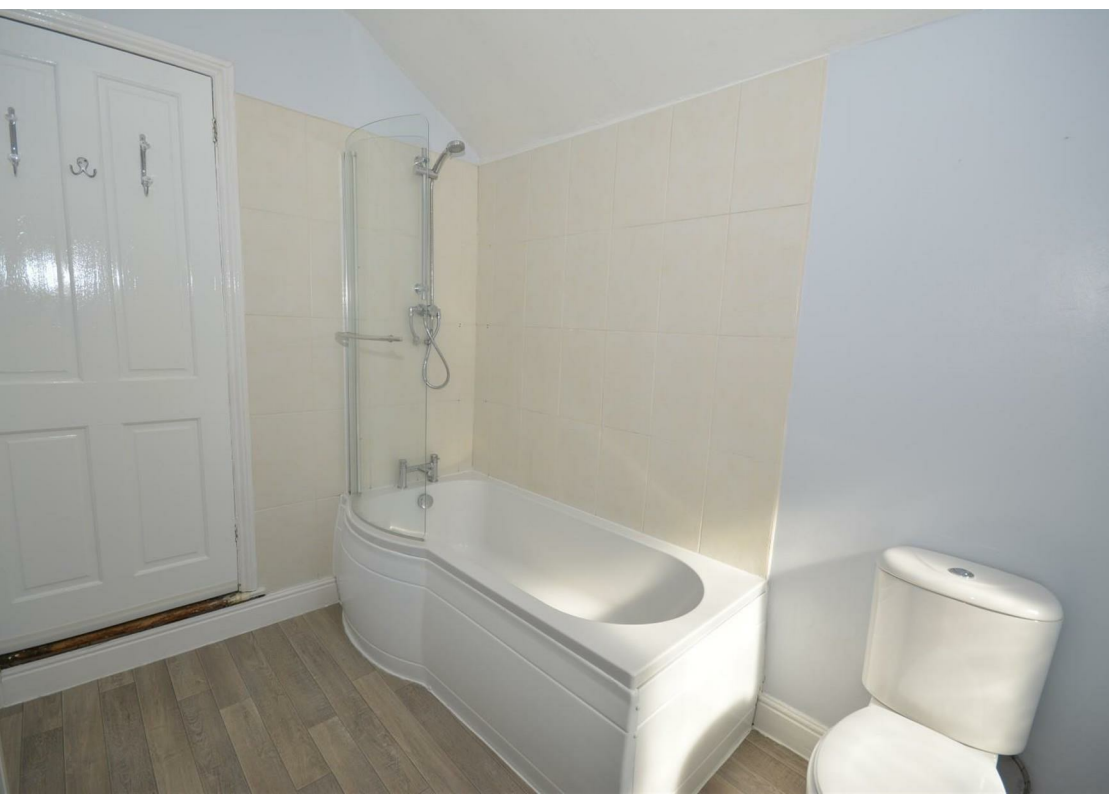
Close to local amenities & handy for sought after schools.

FREEHOLD.

We understand the council tax band is A under Chesterfield Borough Council.

**EXCELLENT STARTER / FAMILY HOME / INVESTMENT -
INSPECTION ABSOLUTELY ESSENTIAL!**

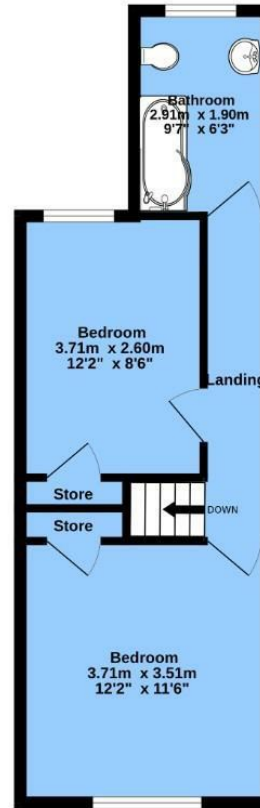
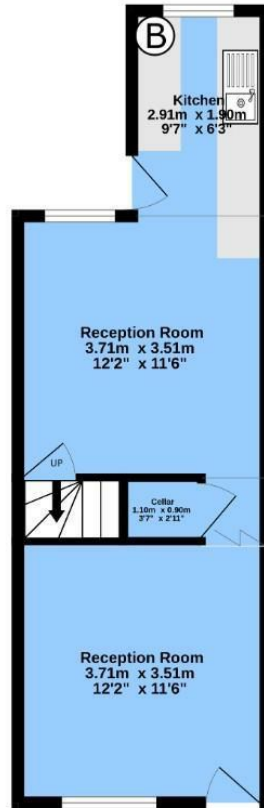
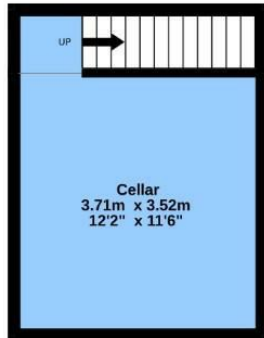




BASEMENT
16.2 sq.m. (174 sq.ft.) approx.

GROUND FLOOR
34.8 sq.m. (374 sq.ft.) approx.

1ST FLOOR
34.8 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA: 85.8 sq.m. (923 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		85
(69-80) C		
(55-68) D	62	
(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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