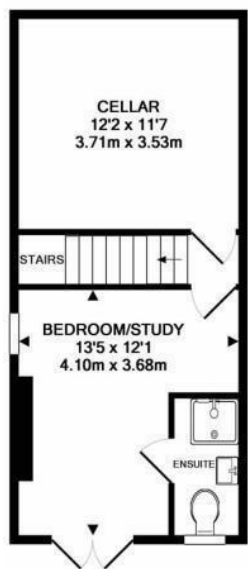




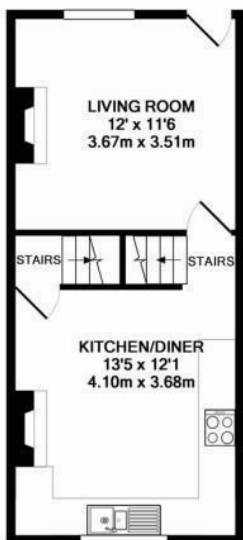
## 34 Rutland Road, Chesterfield, Derbyshire, S40 1LY

Price £220,000

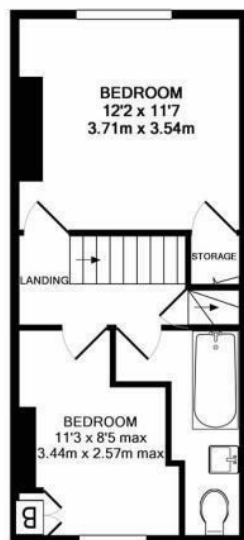
- 4 Bedrooms
- Ensuite Bedroom - Could Be Used For An Office
- Generous Room Sizes
- Character Property
- Fabulous Town Centre Location
- Generous Kitchen
- Viewing Recommended
- Enclosed Rear Garden Area Ideal For Entertaining
- Flexible Accommodation Over 4 Floors
- DEFRA approved eco design cast iron multi fuel stove



**BASEMENT LEVEL**  
APPROX. FLOOR  
AREA 335 SQ.FT.  
(31.1 SQ.M.)



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 340 SQ.FT.  
(31.6 SQ.M.)



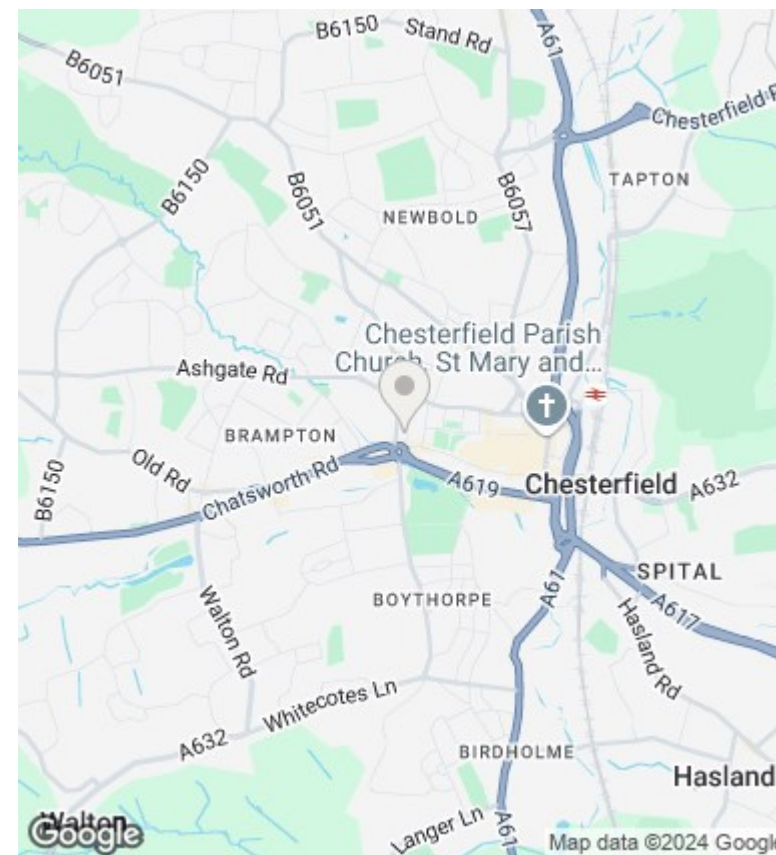
**1ST FLOOR**  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.4 SQ.M.)



**2ND FLOOR**  
APPROX. FLOOR  
AREA 175 SQ.FT.  
(16.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1177 SQ.FT. (109.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019



## Directions

## Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

## Council Tax Band

B

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	