



**GUIDE PRICE £200,000**

19 Southdown Close, Chesterfield  
S44 5NW



**PANTERA  
PROPERTY**



# Opportunity to purchase a well maintained and spacious four-bedroom home

Pantera property offer to the market a well presented, four bedroom, three storey end of terrace house, providing a front and rear garden.

The ground floor of the property offers a modern kitchen providing fitted units and integrated appliances, a downstairs w.c and a bright and spacious living area with double doors to the rear garden. The first floor comprises two bedrooms, with one benefiting from a balcony overlooking the rear garden and a bathroom. The third floor provides two further bedrooms and a second bathroom.



x1



x4



x2

## Additional Information

### Local Authority

Bolsover District  
Council

### Council Tax

Band = B

### Tenure

Freehold

### Size 1

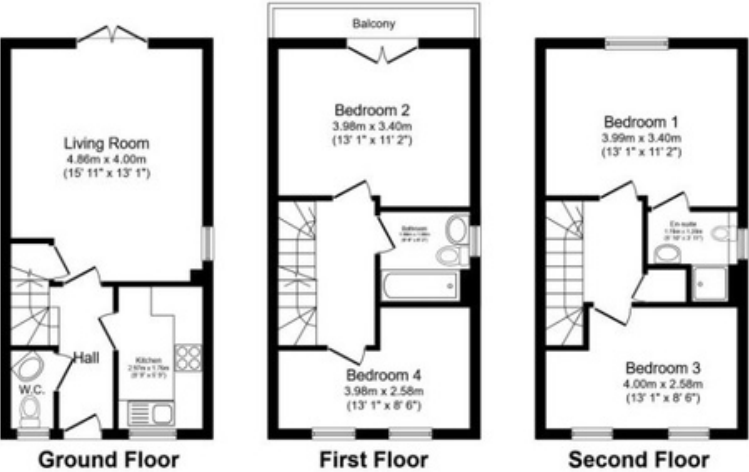
1,097 SQ. FT





# Location

The property is situated within the sought after residential area of Doe Lea. The area boasts excellent transport links, with the M1 motorway just a short drive away, facilitating easy commutes to nearby cities such as Sheffield and Nottingham. Local amenities, including shops, cafes, and essential services, are readily accessible, ensuring daily needs are met with ease. The surrounding Derbyshire countryside offers numerous walking trails and outdoor activities, providing ample opportunities to enjoy nature. The nearby town of Chesterfield enriches the lifestyle with its array of shopping centers, restaurants, and cultural attractions.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Viewing

Please contact Charley at Pantera Property to arrange on **0330 118 6610.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or co tract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



**0330 118 6610**  
office@panteraproperty.com  
www.panteraproperty.com

10 North Park Road  
Harrogate  
HG1 5PG

Suite 3, 46 Crawford  
Street London  
W1H 1JU