



## 73 Baden Powell Road, Chesterfield, S40 2RL

We are delighted to offer this three bedroom semi detached property which is positioned on a generous corner plot, situated within walking distance of Chesterfield town centre. Internally the property comprises of entrance hallway, downstairs WC, dining room, modern fitted kitchen, spacious lounge, three bedrooms, with bedroom one having an en suite and a family bathroom. Externally the property comprises of a front and rear enclosed gardens and two allocated parking spaces. An internal inspection is highly recommended to appreciate the size of the accommodation on offer.

**Price £229,995**

# 73 Baden Powell Road

, Chesterfield, S40 2RL



- THREE BEDROOM SEMI DETACHED PROPERTY
- TWO RECEPTIONS ROOMS
- POSITIONED ON A CORNER PLOT
- EN SUITE TO BEDROOM ONE
- TWO ALLOCATED PARKING SPACES TO THE REAR
- VIEWING ADVISED



Directions



# Floor Plan



Total area: approx. 107.8 sq. metres (1160.8 sq. feet)

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 contract. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC