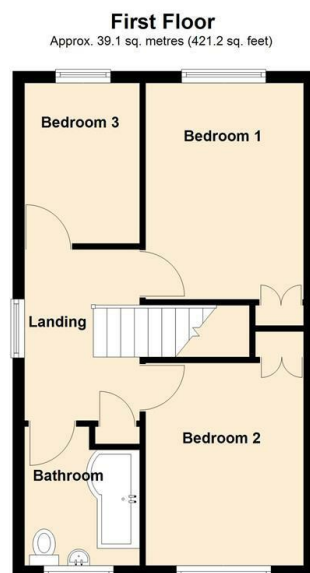




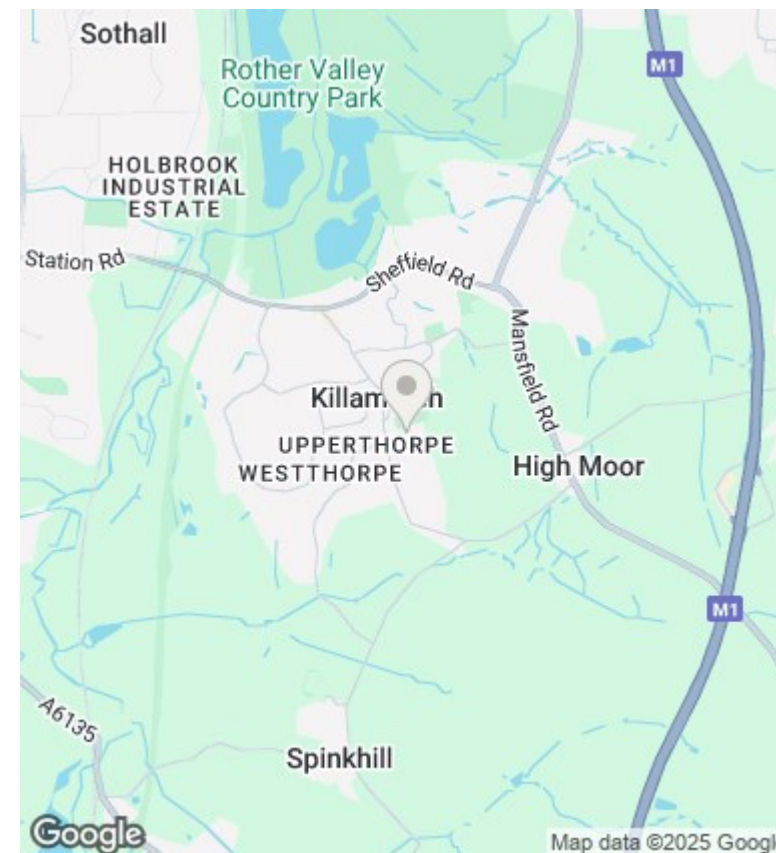
# 10 Birchlands Drive, Killamarsh, Derbyshire, S21 1GL

Offers In The Region Of £210,000

- Semi Detached House
- NO CHAIN
- Well Presented Accommodation
- Backing Onto Open Fields
- Three Bedrooms
- uPVC Double Glazing
- Close To Village Amenities
- Popular Residential Location
- Gas Fired Central Heating
- Ideal For FTB and Young Families



Total area: approx. 86.0 sq. metres (925.6 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 82                      |
| (69-80) <b>C</b>                            | 69      |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |