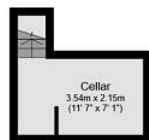




## 13 Rutland Road, Chesterfield, S40 1LZ

Offers Around £310,000

- Period Property with Character!
- Spacious Throughout
- FOUR Bedrooms
- NO UPWARD CHAIN!
- Convenient Location
- Open Plan Living Kitchen Diner
- Bathroom
- CI to Town Centre
- Lounge
- Garden Area & Off Road Parking



### Cellar

Floor area 8.6 sq.m.  
(92 sq.ft.)



### First Floor

Floor area 36.4 sq.m. (391 sq.ft.)



### Ground Floor

Floor area 61.9 sq.m. (666 sq.ft.)

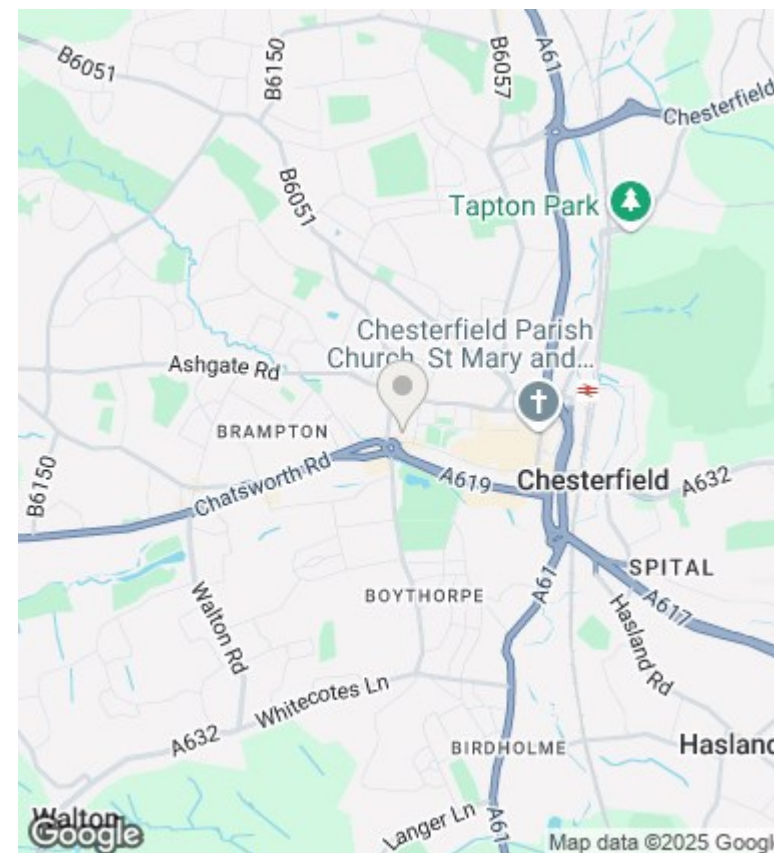


### Second Floor

Floor area 36.3 sq.m. (391 sq.ft.)

**TOTAL: 143.1 sq.m. (1,541 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Directions

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(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