



## 3 Ramshaw Close, Chesterfield, Derbyshire, S41 8XT

Offers Around £359,950

- Detached Family House
- Modern Fitted Kitchen with Integrated Appliances
- Utility & D/st WC
- Unfurnished
- Sought After Residential Area
- Conservatory
- Four Bedrooms, x1 En Suite
- Open Plan Lounge Diner
- Office/STudy Room
- Gardens, Garage & Driveway



Ground Floor

Floor area 68.5 sq.m. (737 sq.ft.)

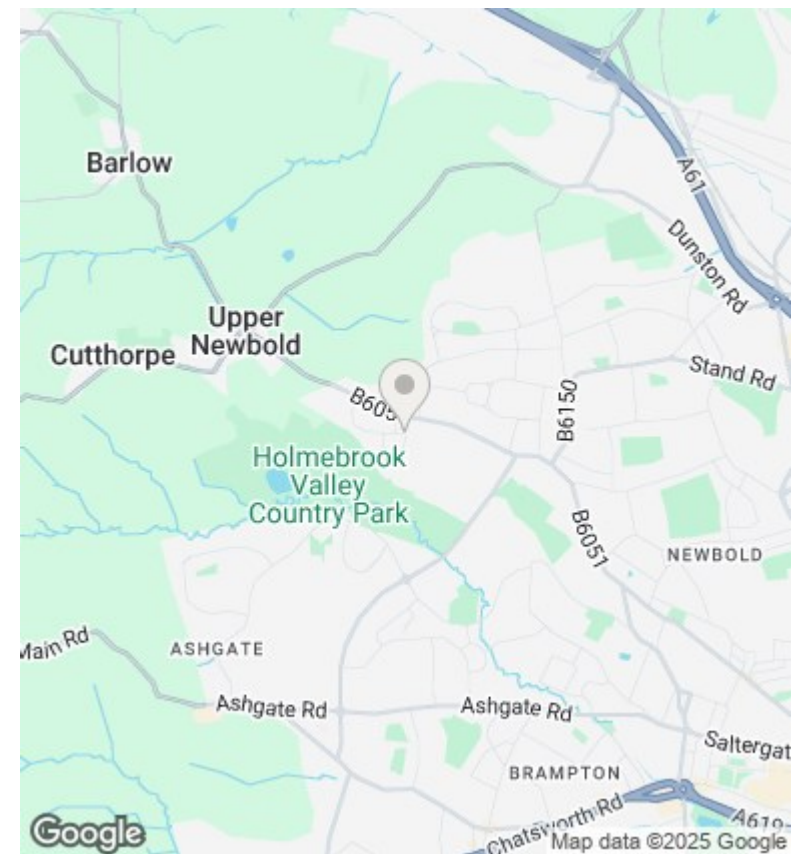


First Floor

Floor area 46.6 sq.m. (501 sq.ft.)

Total floor area: 115.1 sq.m. (1,239 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](http://www.Propertybox.io)



## Directions

## Viewings

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

## Council Tax Band

D

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	