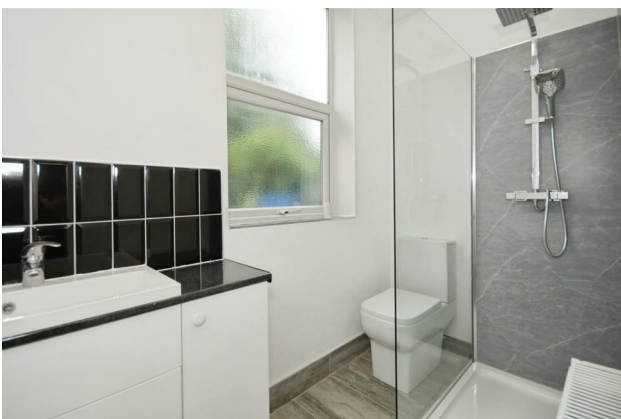


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9 Rutland Road, Chesterfield, S40 1LZ Offers In The Region Of £275,000

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Cellar
Floor area 11.5 sq.m. (124 sq.ft.)

Ground Floor
Floor area 46.7 sq.m. (503 sq.ft.)

First Floor
Floor area 45.9 sq.m. (494 sq.ft.)

Second Floor
Floor area 34.3 sq.m. (369 sq.ft.)

Total floor area: 138.5 sq.m. (1,490 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

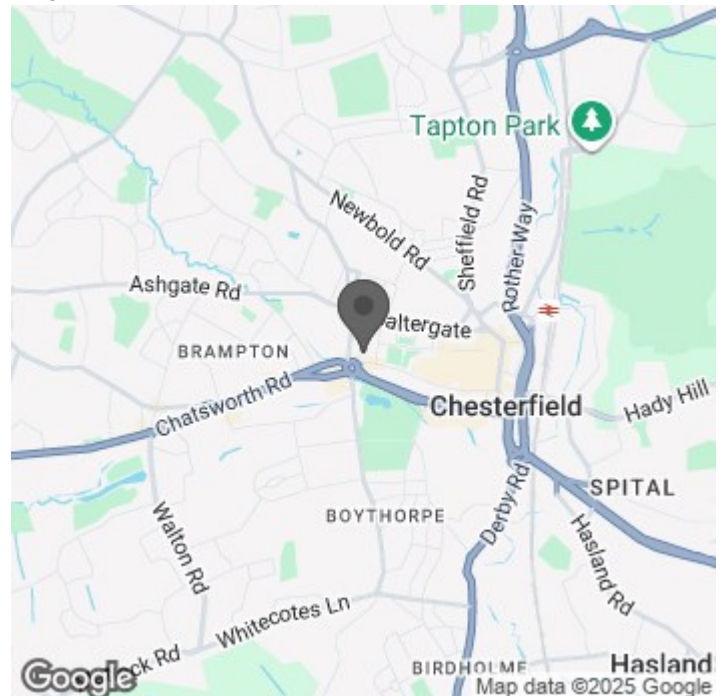


EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Take a look at this exceptionally spacious property - lots of options available!!

INVESTMENT PROPERTY - let as 2 individual flats in a great location - 1 ground floor 1 bed & a duplex 3 bed upper floor flat = combined rental income c £17k pa

PROPERTY WITH ANNEXE - if you are a larger family & would like separate independent annexe then this could be for you. Ground floor annexe & a separate duplex upper accommodation

LARGE 4 BEDROOM PERIOD PROPERTY - with 2 bathrooms & 2 kitchens!

The property is spread over 3 floors with an additional cellar. Fully modernised - new kitchen, new bathrooms & fully decorated internally.

REALLY SPACIOUS ACCOMMODATION! IMMACULATELY PRESENTED

Gas central heating, uPVC double glazed.

On street residents parking available.

To the rear is a very attractive low maintenance garden & store.

OFFERED WITH NO UPWARD CHAIN - view today!

FREEHOLD | TAX BAND A | EPC RATING C

EPC RATING FOR 9A IS 69 - 69

• PERFECT INVESTMENT PROPERTY • GREAT TOWN CENTRE LOCATION • PERIOD PROPERTY • FULLY MODERNISED • SPACIOUS ACCOMODATION • LOW MAINTENANCE REAR GARDEN • ON STREET PARKING • CALL HUNTERS NOW