



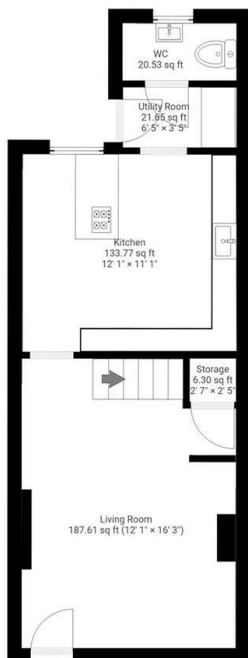
56 Rutland Road, Brockwell, Chesterfield, S40 1LY

Guide Price £265,000

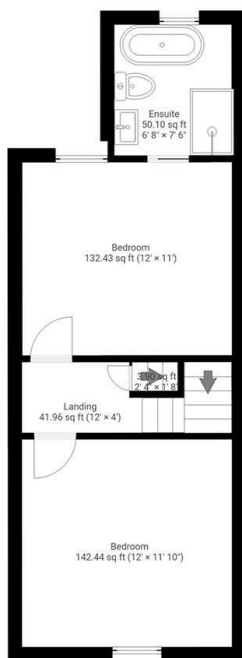
- Guide price £265,000 - £270,000
- Ideal location in the heart of Chesterfield town centre
- Downtairs WC and utility room
- Viewing is highly recommended to appreciate the accommodation and finish on offer
- 3 Double bedrooms with 2 Ensuite bathrooms
- Good links to Sheffield with the motorway and train station - which is in walking distance
- New Wren infinity plus kitchen with integrated Neff appliances
- Stunning finish throughout
- Fully renovated property including new electric's, new roof, new heating system.
- Flexible living to suit you over 3 floors plus a basement for storage

Rutland Road, S40
 DETAILS
 Total area: 964.23 sq ft

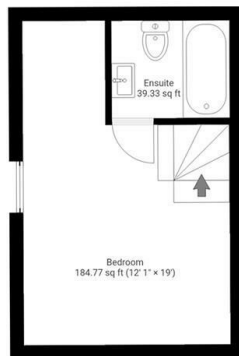
▼ **Ground Floor** TOTAL AREA: 369.60 sq ft



▼ **1st Floor** TOTAL AREA: 370.60 sq ft



▼ **2nd Floor** TOTAL AREA: 224.03 sq ft



Square Box Media
 info@squareboxmedia.com
 www.squareboxmedia.com

This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.



Directions

Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

Council Tax Band

EPC Rating:

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