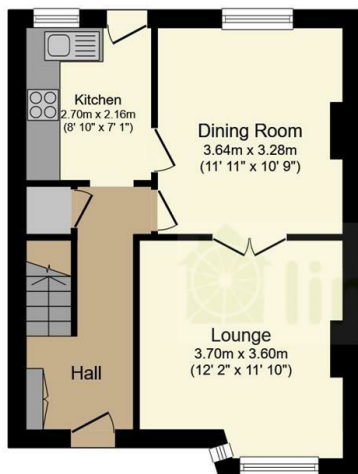




## 9 Almond Close, Calow, Chesterfield, S44 5TL

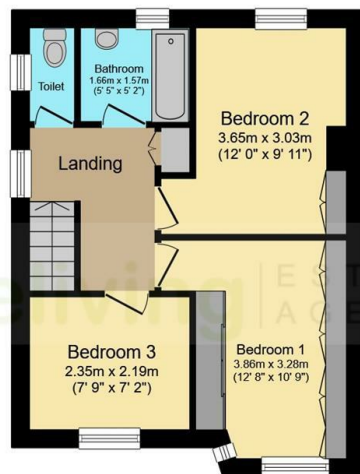
Offers Around £189,950

- Semi Detached House
- Two Reception Rooms
- Bathroom
- No Chain!
- Popular Location
- Kitchen
- Driveway & Garage
- Req some Basic Updating
- THREE Bedrooms
- Gardens to Front & Rear



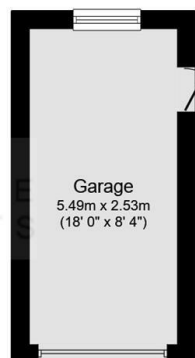
**Ground Floor**

Floor area 40.8 sq.m. (439 sq.ft.)



**First Floor**

Floor area 40.8 sq.m. (439 sq.ft.)

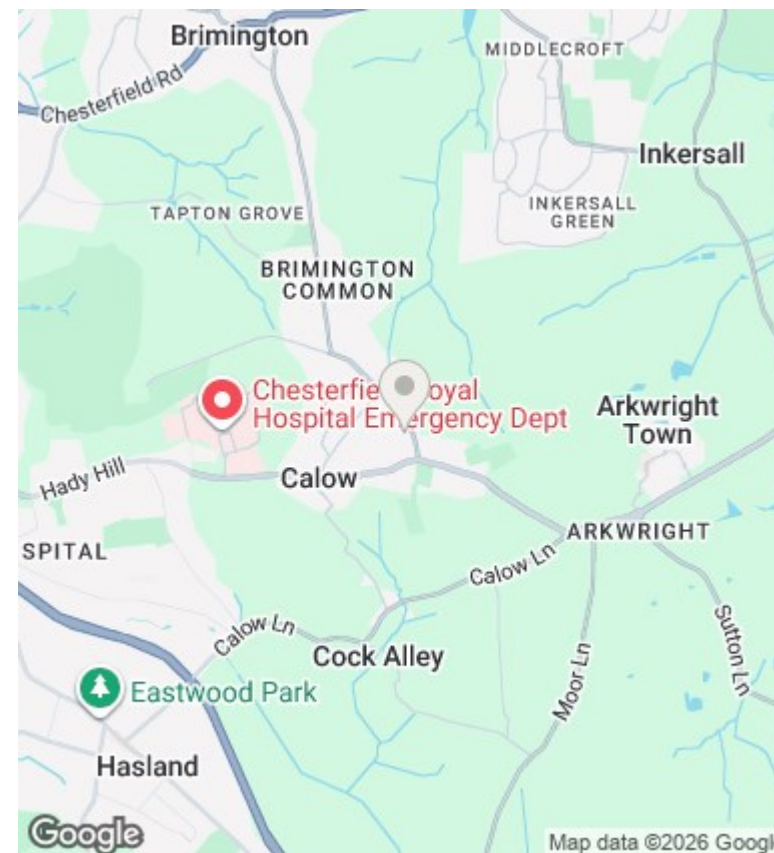


**Garage**

Floor area 14.6 sq.m. (158 sq.ft.)

Total floor area: 96.2 sq.m. (1,036 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

B

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	60	
(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	