

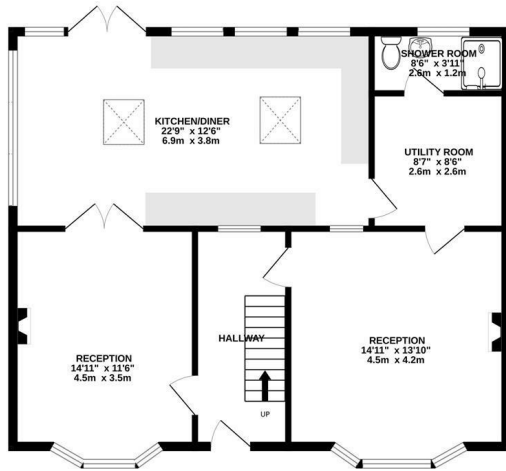


2 Ellesmere Villas Chesterfield Road, Shuttlewood, S44 6QR

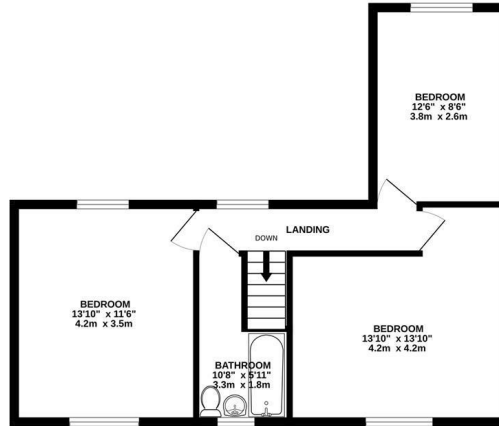
Guide Price £380,000

- Extended kitchen diner with modern kitchen and integral appliances
- Set on a 1/3 of an acre plot
- 2 Reception rooms - one currently being used as a bedroom
- Viewing is highly recommended to appreciate the scope of the accommodation on offer
- Parking for multiple vehicles
- Stable/Outbuilding with power
- Separate utility room and cellar for extra storage
- 3 Double bedrooms
- Countryside views including views towards the historic Bolsover Castle
- Downstairs wc and shower room

GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.

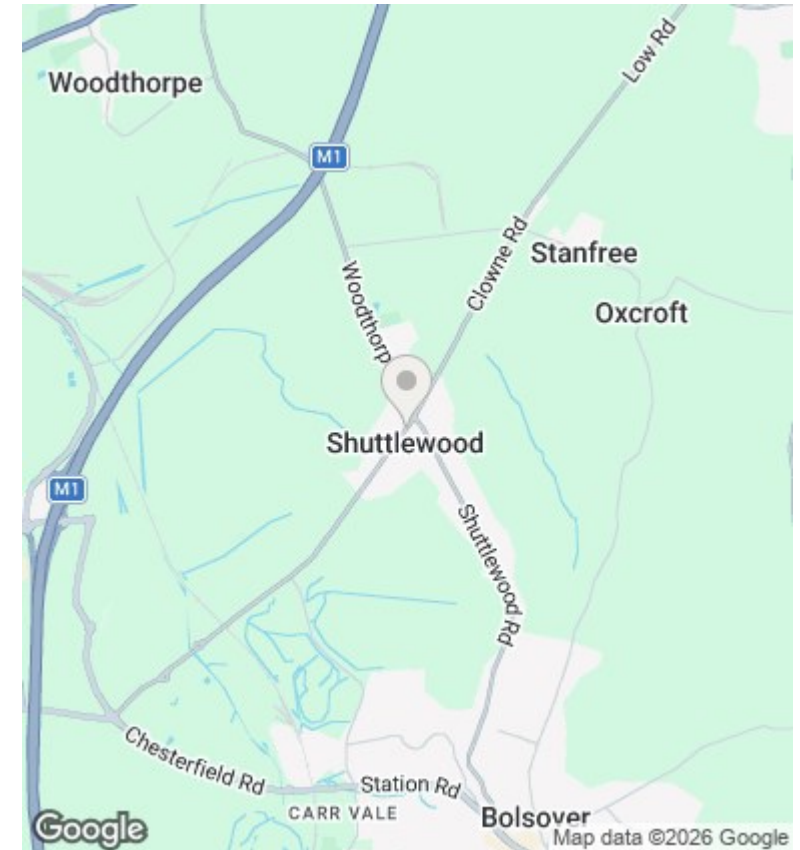


1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC