



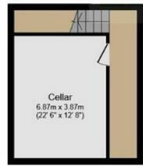
## 3 Queen Street, Chesterfield, S40 4SF

Offers In The Region Of £350,000

- 4 Bedroomed 3 Story semi-detached in Chesterfield
- Generous kitchen diner with separate utility room and cellar for storage
- Convenient location, easy walking distance to Chesterfield train station and the town centre
- Offers in the region of £350,000
- Well presented throughout
- Lounge with feature fireplace and log burner
- Master bedroom Ensuite shower room/ wet room with underfloor heating
- Off street parking for multiple vehicles and Electric car charge point
- Character property built in 1845
- Ideal family home



Total 1,813 Sq Ft



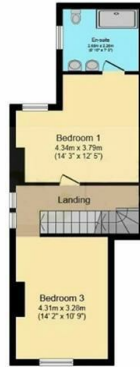
Cellar

Floor area 22.5 sq.m. (242 sq.ft.)



Ground Floor

Floor area 65.8 sq.m. (708 sq.ft.)



First Floor

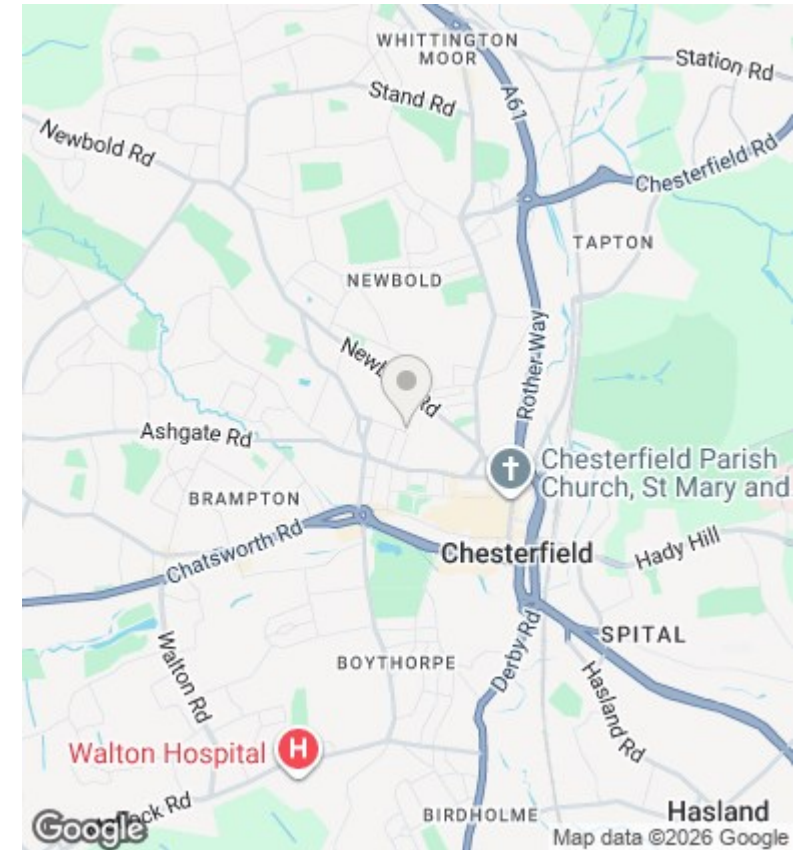
Floor area 42.5 sq.m. (457 sq.ft.)



Second Floor

Floor area 37.7 sq.m. (406 sq.ft.)

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

C

## 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>			<b>78</b>
(55-68) <b>D</b>		<b>68</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	