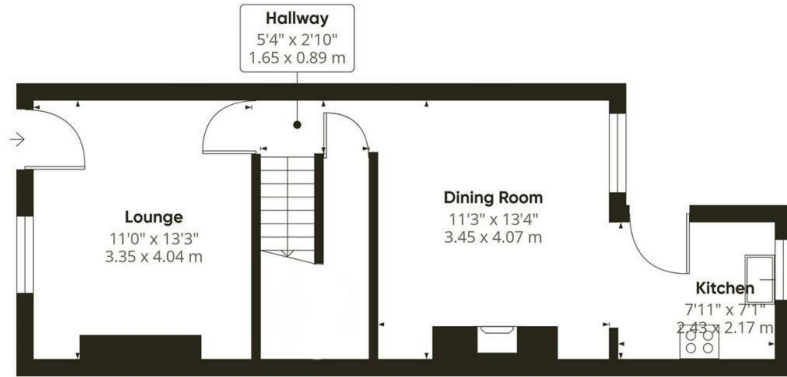




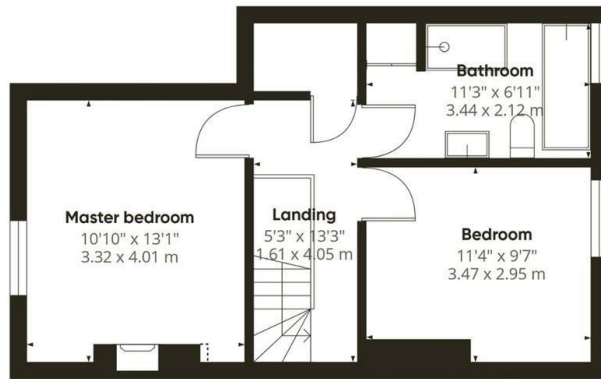
## 15 Wharf Lane, Stonegravels, Chesterfield, S41 7NE

Offers In The Region Of £160,000

- Offered for sale with no Chain
- Kitchen diner with modern kitchen fitted including integrated appliances
- New boiler recently fitted
- Viewing is highly recommended
- Really well located for Chesterfield town centre, college, train station and bypass and M1
- Good storage inside and out
- Generous garden with seating area
- 2 Double bedrooms
- New bathroom fitted with walk in shower
- Outside storage and we



Floor 0

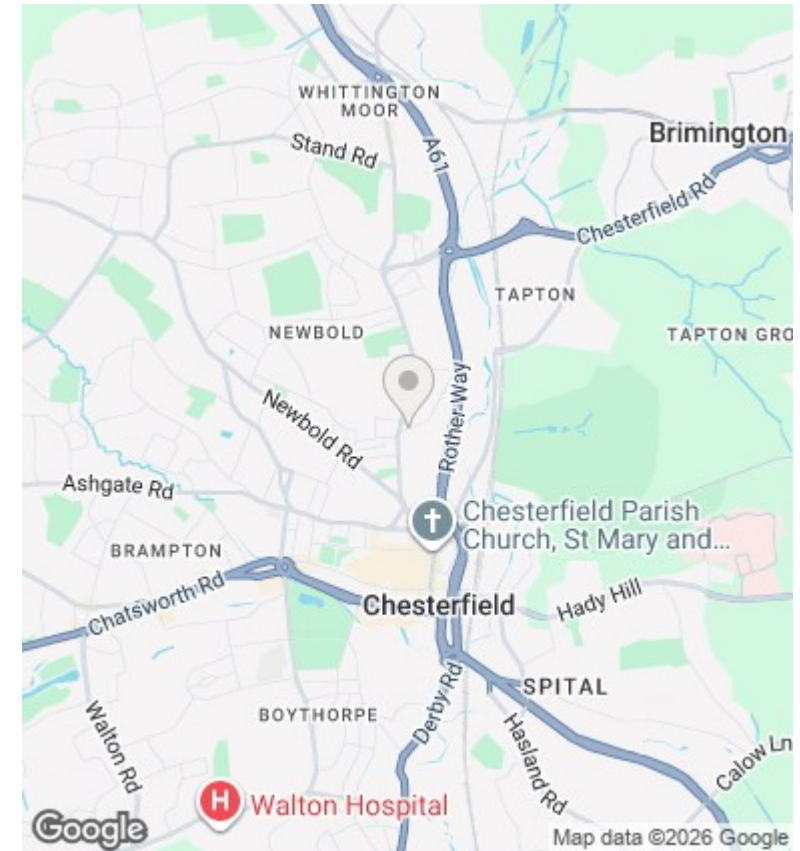


Approximate total area<sup>(1)</sup>  
803 ft<sup>2</sup>  
74.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	