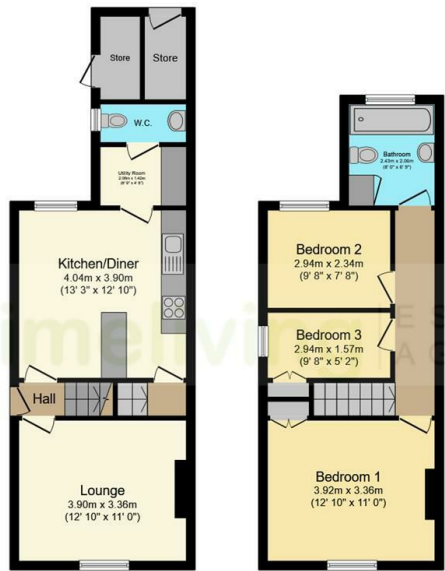




## 45 Alexandra Road West, Chesterfield, S40 1NP

Offers Around £249,950

- Semi Detached House
- Lounge
- THREE Bedrooms
- NO CHAIN & Must Be Viewed!
- Improved Throughout
- Open Plan Breakfast Kitchen
- Bathroom
- Convenient location
- Utility, Downstairs WC Rm
- Driveway & Gardens

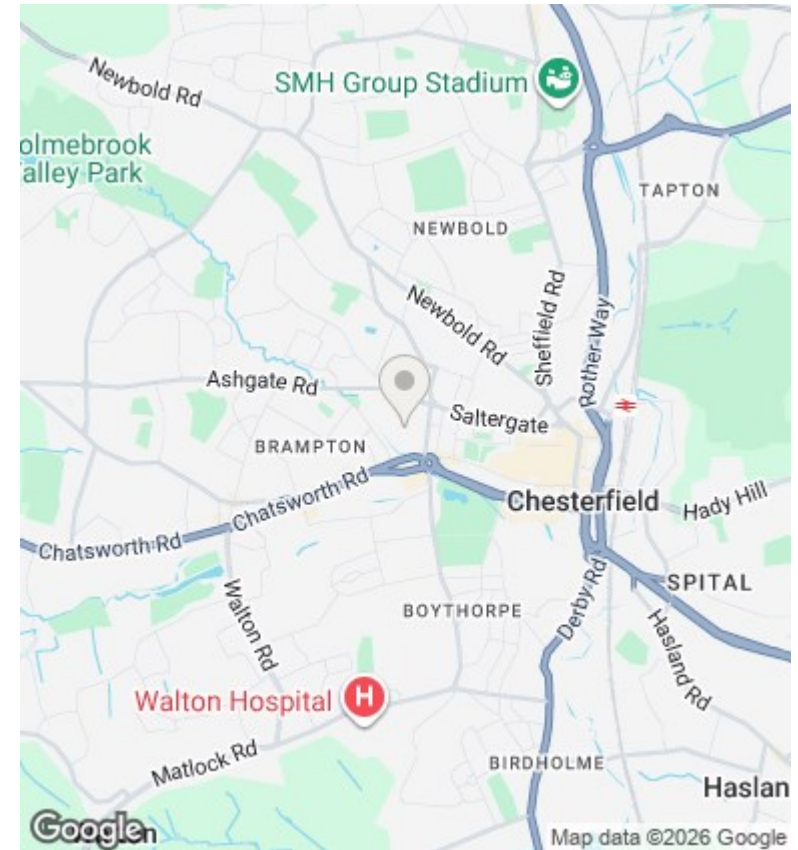


**Ground Floor**  
Floor area 43.0 sq.m. (463 sq.ft.)

**First Floor**  
Floor area 38.7 sq.m. (416 sq.ft.)

Total floor area: 81.7 sq.m. (879 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



## Directions

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## Council Tax Band

A

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	