

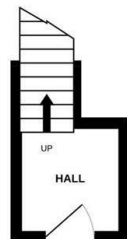


## 407A Sheffield Road, Chesterfield, S41 8LS

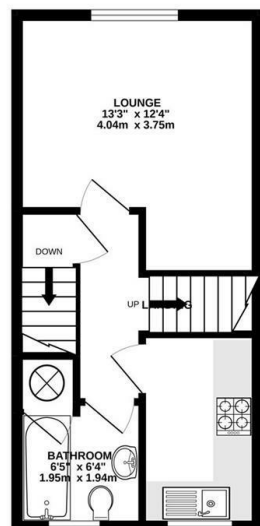
£500 Per Month

- First Floor Flat
- Own Entrance
- Bedroom
- UNFURNISHED
- Convenient Location
- Lounge
- Modern Bathroom
- Well Presented & Spacious
- Fitted Kitchen
- AVAILABLE NOW

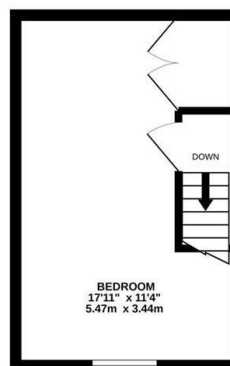
GROUND FLOOR  
45 sq ft. (3.8 sq.m.) approx.



1ST FLOOR  
322 sq ft. (29.9 sq.m.) approx.

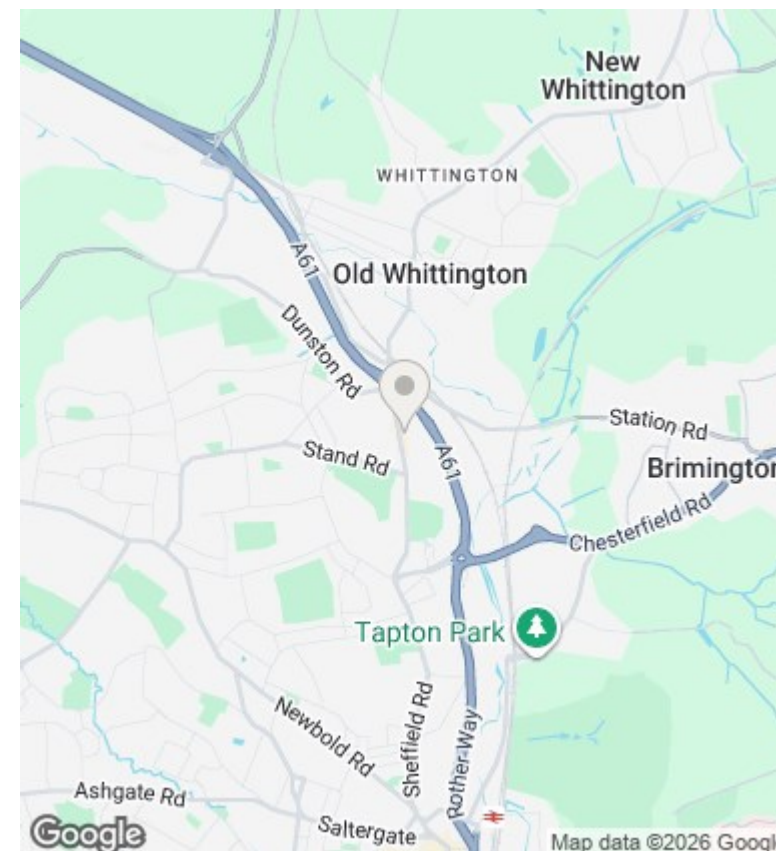


2ND FLOOR  
203 sq ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq ft. (52.6 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 275 559 to make an appointment.

## Council Tax Band

A

## 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>                            |                         |           |
| (55-68) <b>D</b>                            | 64                      | 66        |
| (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 |           |