



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

Offers Around £239,950

- 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

# 45 Alexandra Road West, Chesterfield S40 1NP

Fully Modernised Three-Bedroom Semi Detached Home!

Beautifully presented throughout, this fully improved and modernised THREE Bedroom Semi Detached property offers stylish, ready to move into accommodation in a highly convenient location close to Chesterfield town centre and a wide range of local amenities.

The ground floor features; a front facing lounge, providing a bright and welcoming living space, alongside a superb newly fitted kitchen diner complete with integrated appliances and being ideal for modern family living and entertaining. A separate utility room and downstairs WC add further practicality.

To the first floor, the property offers THREE bedrooms and a contemporary bathroom suite, finished to a high standard.

Externally, the home benefits from gardens to both the front and rear, offering pleasant outdoor space, along with a driveway providing off road parking.

Finished to an excellent standard throughout, this property is perfect for buyers seeking a modern home with no work required, in a well-connected and desirable location.

Offered For sale with No Chain!

Total Floor Area; 81.7 Sq.M / 879 Sq.Ft



Council Tax Band: A



### **Lounge**

12'9" x 11'0"

### **Kitchen Diner**

13'3" x 12'9"

### **Utility Room**

6'9" x 4'7"

### **WC Room**

### **First Floor**

### **Bedroom**

12'10" x 11'0"

### **Bedroom**

9'7" x 7'8"

### **Bedroom**

9'7" x 5'1"

### **Bathroom**

8'0" x 6'9"

### **AML**

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers, which are essential to our Customer Due Diligence obligations, which must be done

before any property can be marked as sold subject to contract. These rules are set by law and enforced by trading standards.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

### **The Consumer Protection (Amendment) Regulations 20**

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

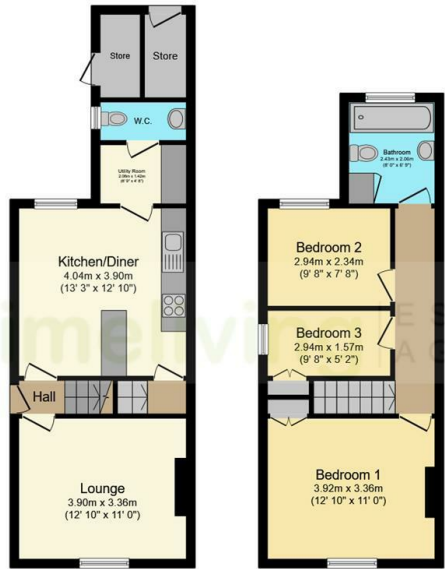
No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.





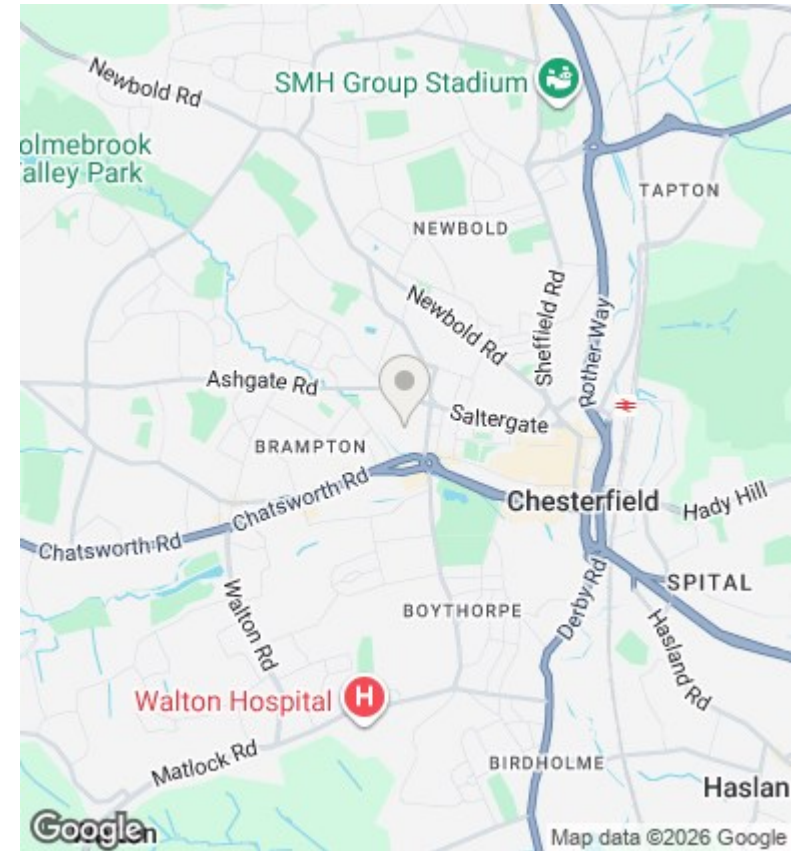


**Ground Floor**  
Floor area 43.0 sq.m. (463 sq.ft.)

**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	