

Cross Street, Chesterfield, S40

£220,000

None

Tenure: Freehold, **Bedrooms:** 2

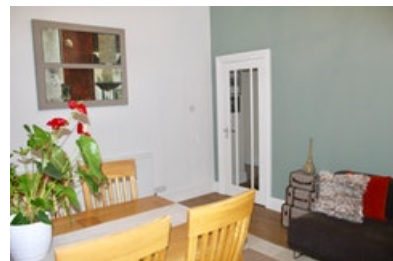
This stunning 2 bed terrace is positioned in close proximity to Chesterfield town centre and is well placed for access to local amenities with excellent transport links. This impressive and beautifully proportioned property is set across three floors and offers a gas central hea

Key features:

- Ideal Family Home
- Beautifully Presented Throughout
- Victorian Terrace
- THREE Reception Rooms
- TWO Generous Bedrooms
- Family Bathroom
- Original Features
- Enclosed Rear Garden
- Private Driveway
- Close to Local Amenities
- Cellar

Extra info:

- **Property Age:** 102 years
- **Council Tax:** Band B (£1384.90 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



This stunning 2 bed terrace is positioned in close proximity to Chesterfield town centre and is well placed for access to local amenities with excellent transport links.

This impressive and beautifully proportioned property is set across three floors and offers a gas central heating system and double glazing throughout. The modernized Victorian property is full of natural light and features high ceilings and some original features such as; ceiling roses, skirting boards and covings.

Downstairs, the property has the advantage of a spacious cellar which is currently being used for storage.

Across the ground floor, the property boasts an entrance hall, a spacious living room, a dining room, an open plan kitchen and utility room (featuring matching base and wall units with integrated hob and oven with space provided for washing machine) and a downstairs WC.

Across the first floor, the property comprises of two generous bedrooms and a generous family bathroom featuring a four-piece suite. There is also access to the loft via the landing.

To the rear of the property, there is a private enclosed garden featuring grass and patio.

To the front of the property, there is a private driveway providing off-street parking for two small vehicles.

Early viewing is essential to avoid missing out on this superb home!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

16, Cross Street, CHESTERFIELD, S40 4TS

Dwelling type: Mid-terrace house	Reference number: 8754-7029-0060-0593-7926
Date of assessment: 27 January 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 28 January 2014	Total floor area: 122 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,583
Over 3 years you could save	£ 384

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 384 over 3 years </div>
Heating	£ 2,079 over 3 years	£ 1,695 over 3 years	
Hot Water	£ 309 over 3 years	£ 309 over 3 years	
Totals	£ 2,583	£ 2,199	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #27ae60; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #27ae60; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #27ae60; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #f1c40f; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #f1c40f; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #e67e22; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #e67e22; color: white;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">72</td><td style="text-align: center;">83</td></tr> </table>	Current	Potential	72	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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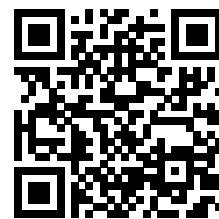
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 276
2 Floor Insulation	£800 - £1,200	£ 105
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 723

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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