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45 Sycamore Road  
Chesterfield, Derbyshire S43 2LP

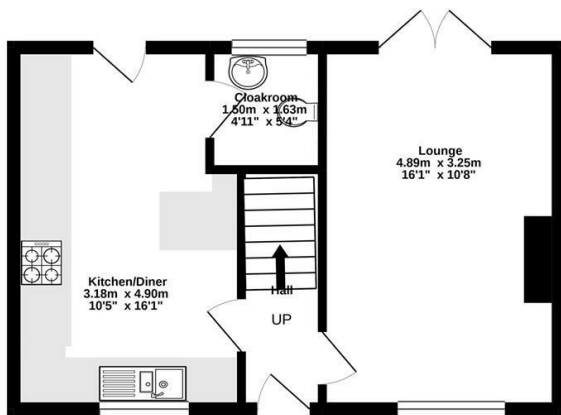
**ASKING PRICE £129,950**

**\*MOVE IN & UNPACK\* IDEAL STARTER HOME\*** Exceptional three bedroomed mid property, which would suit first time buyers, those looking to down size and investors alike, benefiting from off road parking and enclosed rear garden. Deceptively spacious and refurbished throughout to a high standard the accommodation is beautifully presented throughout comprising a dual aspect lounge with brick feature fireplace and French doors leading out to the rear garden, stunning breakfast kitchen with built in appliances, three bedrooms and contemporary styled, fully tiled bathroom. The property is ideally placed for accessing Brimington and Staveley with good commuting links to Chesterfield.

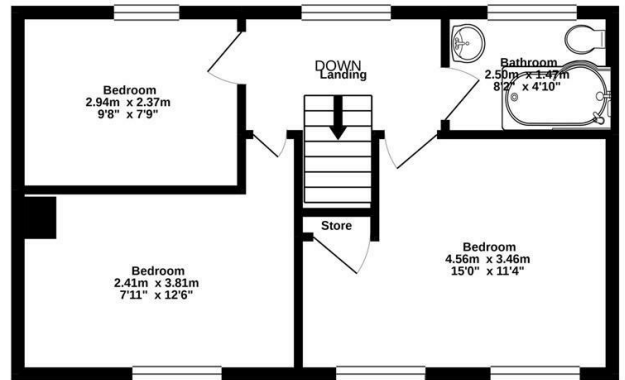
**45 SYCAMORE ROAD, CHESTERFIELD, DERBYSHIRE S43 2LP**



**GROUND FLOOR**  
34.7 sq.m. (373 sq.ft.) approx.



**1ST FLOOR**  
38.1 sq.m. (410 sq.ft.) approx.



**TOTAL FLOOR AREA : 72.8 sq.m. (783 sq.ft.) 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy A	Energy A	Env A	Env A
Energy B	Energy B	Env B	Env B
Energy C	Energy C	Env C	Env C
Energy D	Energy D	Env D	Env D
Energy E	Energy E	Env E	Env E
Energy F	Energy F	Env F	Env F
Energy G	Energy G	Env G	Env G

For energy efficient higher rating reach: **87**

For environmental friendly higher rating reach: **87**

England & Wales 2020/11/EC