



Queen Victoria Road  
Chesterfield  
£600 Per Calendar Month



**PINEWOOD**  
PROPERTIES

*Est. 2004*

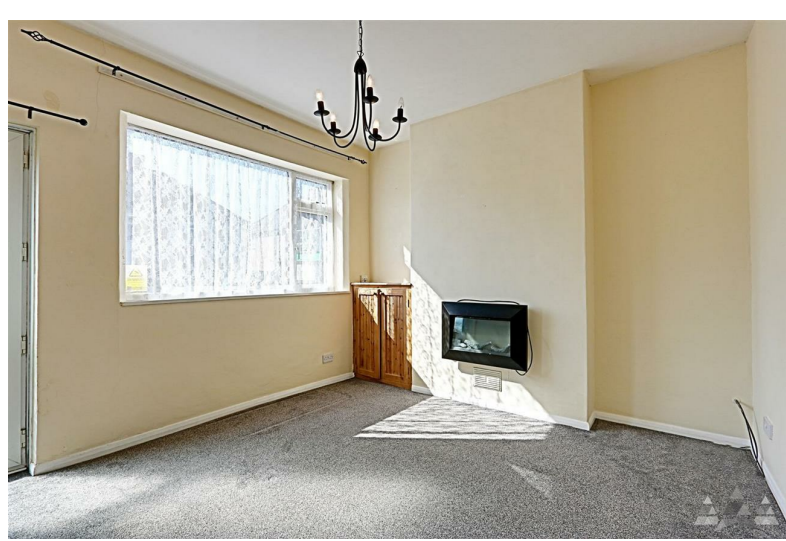
**\*\*APPLICATION END DATE FRIDAY 17TH DECEMBER\*\***

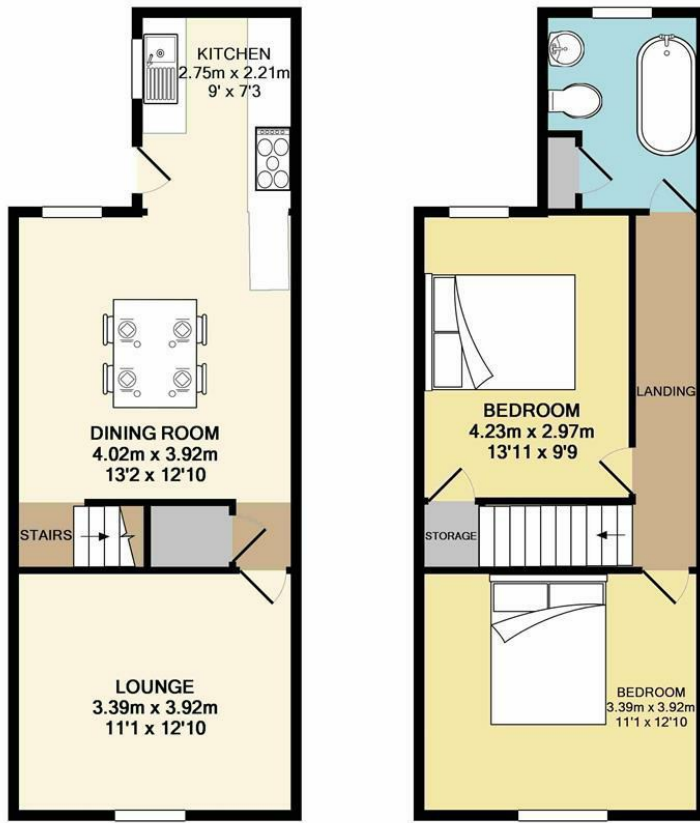
**\*\*TWO RECEPTION ROOMS\*\*VILLAGE LOCATION\*\*WELL PRESENTED\*\***This is a TWO DOUBLE bed semi-detached property in the village location of New Tupton, close to all the local amenities and only a short drive into the Towns of Chesterfield and Clay Cross. Great for access to the M1 Motorway Jnct 29. The property comprises of lounge and dining room, modern kitchen with integrated appliances including a oven, hob, fridge and freezer, modern family bathroom with white suite and roll-top bath and mixer shower, master double bedroom and bedroom two is also a double with views to the rear. To the rear is an enclosed gated garden with lawn and patio area. uPVC Double glazed and Gas central heating. SORRY NO PETS AND PART TIME/FULL TIME WORKING/RETIRED APPLICANTS PREFERRED

**\*\*VIRTUAL VIDEO TOUR AVAILABLE\*\***

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR A MORE INFORMATION\*\***

- Village location
- Modern kitchen with appliances
- Two reception rooms
- Enclosed rear garden
- Double glazed and Gas central heating
- Close to local amenities
- Modern bathroom with roll top bath and mixer shower
- Two double bedrooms
- Views from bedroom two
- Outbuilding and Store





GROUND FLOOR  
APPROX. FLOOR  
AREA 38.7 SQ.M.  
(417 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 38.7 SQ.M.  
(417 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.4 SQ.M. (834 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**DISCLAIMER**

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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