



## 18 HIGHFIELD ROAD NEWBOLD, S41 7EY

£695 PCM

A BRAND NEW, spacious FURNISHED EN-SUITE room, available NOW in fully refurbished HMO property, perfectly located in the centre of Chesterfield.

ALL BILLS INCLUDED with high-speed broadband and individual heating per room provided.

The property benefits from a large shared kitchen fully equipped with modern appliances and ample storage, living room with stylish finish and TV'S and a sperate laundry room.

OFF STREET parking available.



DOVEDALE



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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