

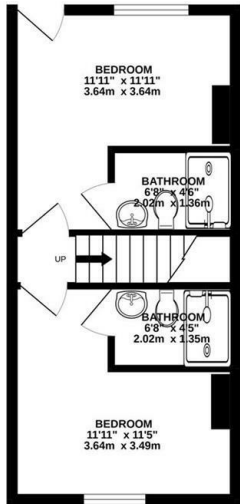


## 8 Hardwick Street, Room 4, Chesterfield, Derbyshire, S41 7ND

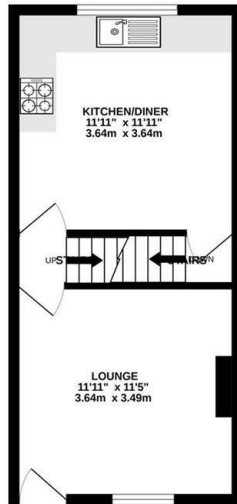
£475 Per Month

- ROOMS TO LET
- Double Rooms with En Suites
- Furnished Throughout
- Available NOW!
- Close to Town Centre, Train Station and Bus Routes
- Shared Kitchen & Lounge
- Garden to Rear
- Fully Refurbished
- GCH & UPVC DG
- ALL BILLS INCLUSIVE

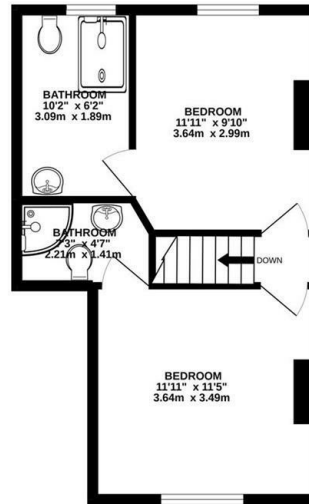
LOWER GROUND  
307 sq.ft. (28.5 sq.m.) approx.



GROUND FLOOR  
310 sq.ft. (28.6 sq.m.) approx.

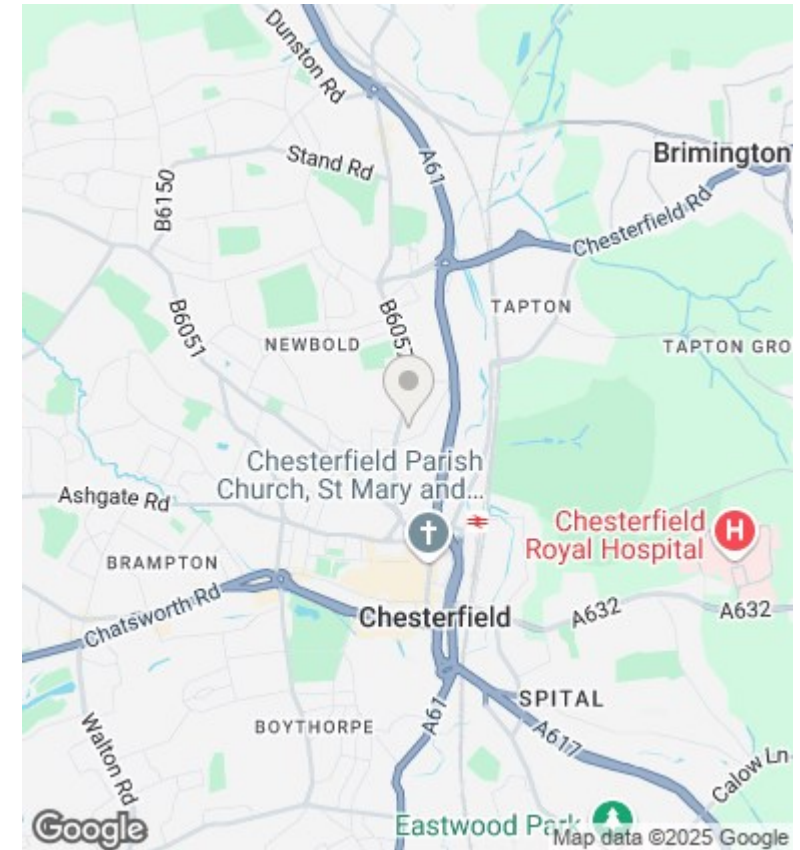


1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) 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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## Directions

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## Council Tax Band

A

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(55-68) <b>D</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	

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