

25 Crown Crescent, Bolsover, Chesterfield

- Brand new 4 bed semi detached
 - Ent hall, Downstairs WC
- 3 Mid floor bedrooms & family bathroom
- Single Garage, driveway parking & gardens
- SORRY NO PETS OR SMOKERS
- Immaculate interior - all new in 2024!
 - Kitchen Diner & large Lounge
 - Top floor Bedroom 1 with en suite
- Gas central heating & uPVC dg - EPC B!
- Working applicants preferred or guarantor essential

£1,150 Per Month

HUNTERS®

HERE TO GET *you* THERE

BRAND NEW PROPERTY! BE THE FIRST TENANT TO LIVE HERE!!!

Take a look at this stunning 4 bedroom semi detached property on a popular estate in Bolsover.

Ideally located close to the amenities within the village - yet a short drive to Chesterfield Market Town, M1 access and great commuter links to Sheffield, Derby and Nottingham.

The accommodation offers a superb family design over 3 floors - comprising - Entrance hall, downstairs WC, Kitchen Diner (with integrated cooking appliances) and a spacious Lounge opening onto the rear garden.

On the mid floor are 3 very well proportioned bedrooms and the family bathroom.

On the top floor is bedroom 1 with the ensuite.

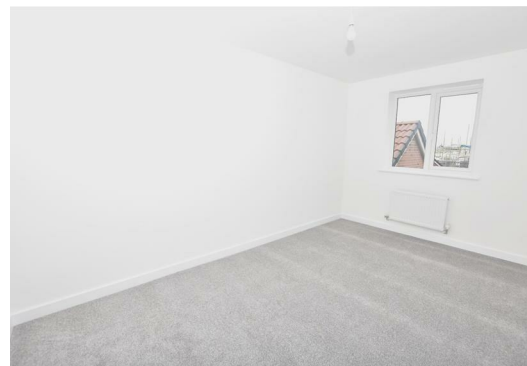
EPC B - so great efficiency here! Gas central heating & uPVC double glazed.

Single garage and driveway parking and gardens to front & rear.

AVAILABLE NOW FOR OCCUPANCY!

Sorry NO PETS OR SMOKERS


Working applicants preferred or guarantor essential.





ENERGY PERFORMANCE CERTIFICATE

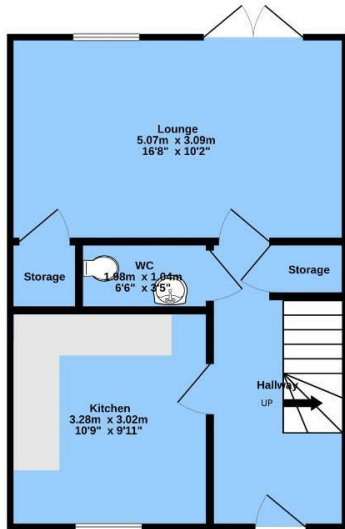
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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 2002/91/EC 	

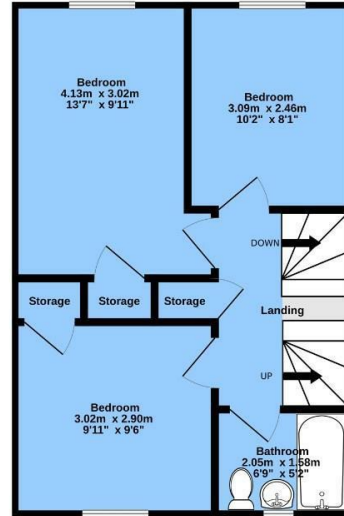
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

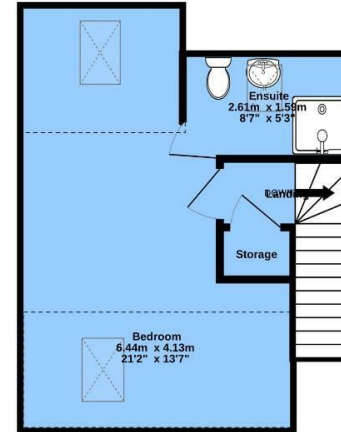
GROUND FLOOR
37.5 sq.m. (404 sq.ft.) approx.



1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



2ND FLOOR
29.7 sq.m. (320 sq.ft.) approx.



TOTAL FLOOR AREA : 106.2 sq.m. (1144 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 541253 Email:
Chesterfieldlettings@hunters.com <https://www.hunters.com>