



**4 Welbeck Road, Bolsover, Chesterfield**

**£675 Per Month**

**HUNTERS®**  
HERE TO GET *you* THERE



Located in the village of Bolsover is this spacious 2 bed Villa style terraced property.

The accommodation is vacant & ready to move into and **MUST BE VIEWED!**

Comprising - GROUND FLOOR - Entrance porch, Entrance hall, Lounge, Dining Room, Kitchen & Downstairs WC.

FIRST FLOOR - 2 bedrooms & Bathroom with bath & separate shower.

Gas central heating & uPVC double glazed.

Rear yard - so no external maintenance!

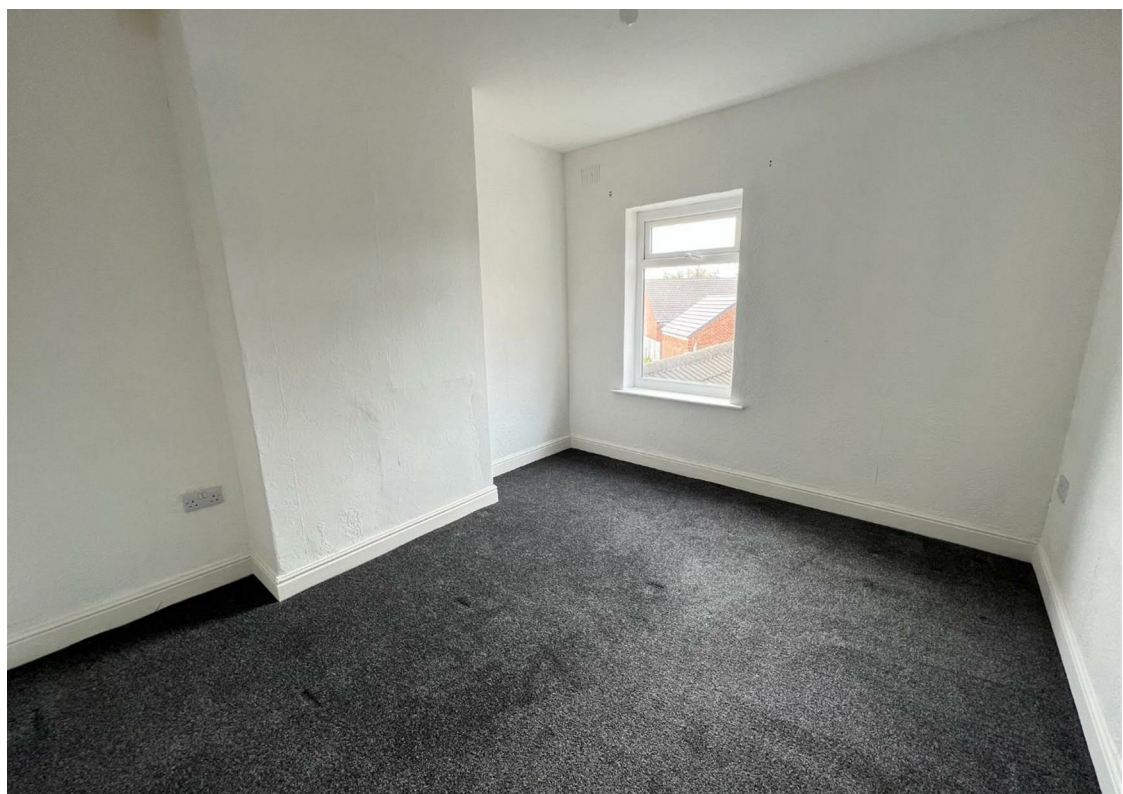
On street parking..

Working applicants preferred or guarantor essential.

Sorry no pets or smokers.



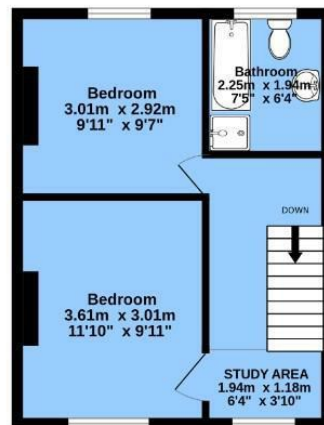
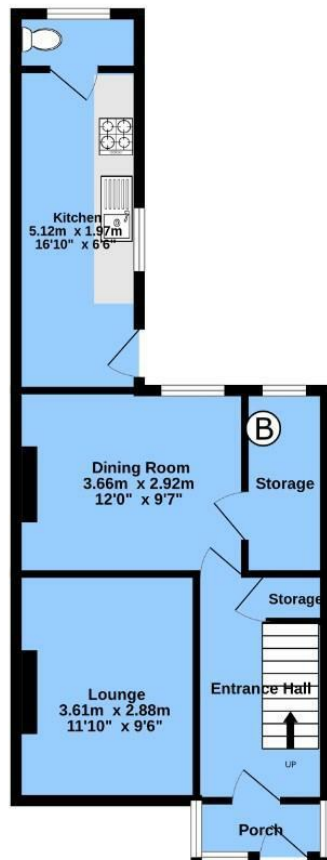






GROUND FLOOR  
45.4 sq.m. (489 sq.ft.) approx.

1ST FLOOR  
31.7 sq.m. (342 sq.ft.) approx.




TOTAL FLOOR AREA: 77.1 sq.m. (830 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(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 

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

## 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.



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