



3 Wain Avenue, Chesterfield, S41 0FD

- Four bedrooms
- Three bathrooms
- Secure rear garden
- Close to town centre/train station
- Working applicants preferred or guarantor essential.
- Two reception rooms
- Driveway parking and garage
 - EPC rated E
 - Pets considered

£1,495 Per Calendar Month

HUNTERS®

HERE TO GET *you* THERE

A tastefully presented modern four bedroomed detached property located within the popular development of Riverside. Close to the train station and town centre, also offering fantastic commuter links.

Internally the property offers generous living accommodation comprising of; entrance hall, lounge, kitchen dining room, dining room, downstairs cloakroom, generous landing, master bedroom with en suite, two further double bedrooms with fitted wardrobes, a fourth single bedroom and family bathroom.

The kitchen has some appliances - the tumble dryer and fridge freezer are gifted and not part of the tenancy.

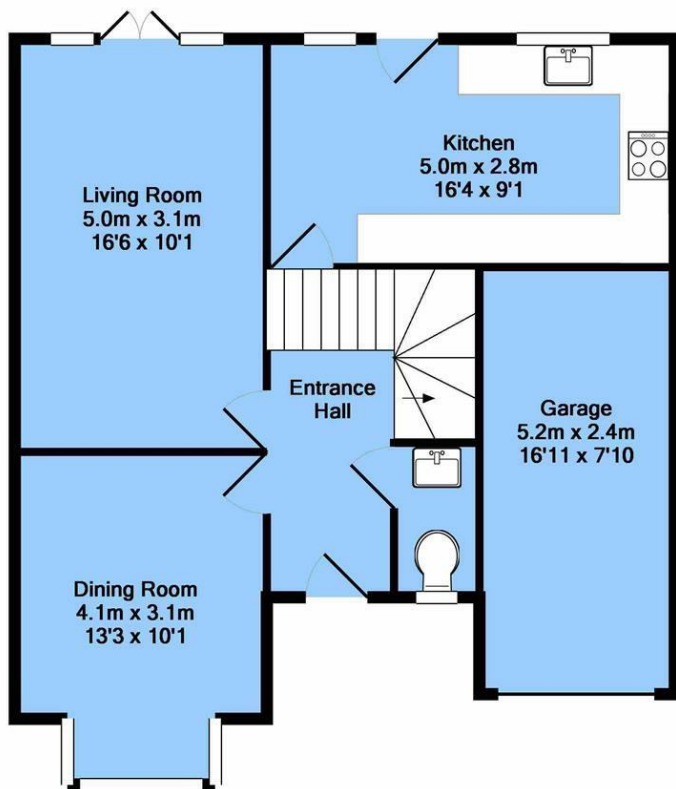
Externally the property has an enclosed rear garden with decked and lawned areas. To the front is a small shrubbed garden and parking for two vehicles, There is also a single garage

Call Hunters NOW! -

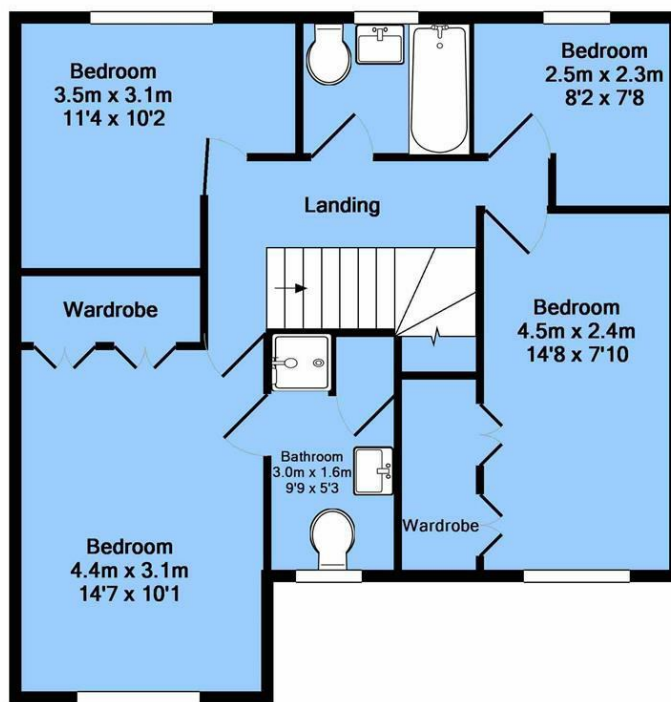
Working applicants preferred or guarantor essential.
Sorry no smokers, pets consider.







GROUND FLOOR
APPROX. FLOOR
AREA 63.5 SQ.M.
(683 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 59.2 SQ.M.
(637 SQ.FT.)

TOTAL APPROX. FLOOR AREA 122.7 SQ.M. (1321 SQ.FT.)
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) A		
(81-91) B		84
(69-80) C	66	
(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

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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