



**31 Gloucester Road, Chesterfield**

**£850 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

- Spacious 2 bed semi detached
  - Lounge with bay window
- Modern kitchen - refitted 2026 -integrated appliances
- Modern bathroom fitted in 2026 - bath & separate shower
  - Enclosed rear garden - On street parking

- Fully refurbished in 2026
  - Separate dining room
  - 2 double bedrooms
- Gas central heating & uPVC double glazed
- Working applicants preferred or guarantor essential

Located close to the town centre & amenities on Sheffield Road is this REFURBISHED 2 bed semi detached property.

FULLY REFURBISHED IN 2026 with new Kitchen, Bathroom Carpets & Decor

AVAILABLE IMMEDIATELY - call Hunters today

The accommodation comprises - Lounge with bay window, separate dining room and modern fitted kitchen with integrated cooking facilities, fridge & freezer.

To the first floor are 2 double bedrooms & the family bathroom - with bath & separate shower cubicle

Gas central heating, uPVC double glazed

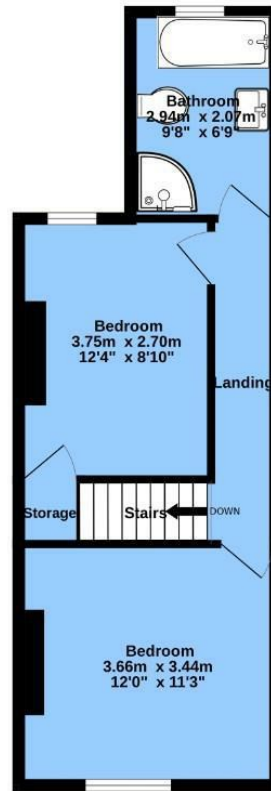
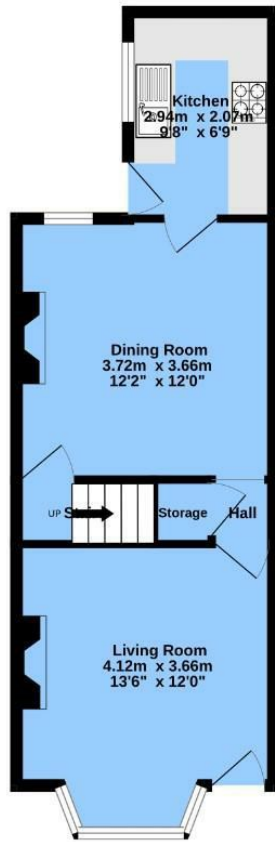
Enclosed garden to rear with brick built outhouse

Working applicants preferred or guarantor essential. Ideally no pets due to the garden type and no smokers please.



GROUND FLOOR  
36.0 sq.m. (389 sq.ft.) approx.

1ST FLOOR  
34.8 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA: 70.8 sq.m. (762 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 62026

## 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.



## 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			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
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

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