



29 Park Road, Chesterfield, Derbyshire

- Superb 3 bed semi detached
- Entrance hall, Kitchen Diner, Downstairs WC & Large lounge
- Family bathroom
- Driveway parking, enclosed rear garden
- Close to town centre
- 3 bedrooms, En suite to bed 1,
- Gas central heating & uPVC double glazed
- Working applicants preferred or guarantor essential.

£940 Per Calendar Month

HUNTERS®
HERE TO GET *you* THERE

Superb spacious three bedroomed semi detached property benefiting from off road parking and an enclosed rear garden.

Set back from the road and neutrally presented throughout, the accommodation comprises a breakfast kitchen, guest W/C and a large living room

To the first floor are 3 bedrooms - the main bedroom having an en-suite, a further double bedroom, a single bedroom and family bathroom with bath & shower over.

Being ideally situated within walking distance of Queen's Park and just 0.8 miles from the Town Centre.

Gas central heating & uPVC double glazed.

Driveway parking & family sized gardens to the front & rear.

Working applicants preferred or guarantor essential.

No smokers please.





Ground Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Total area: approx. 75.2 sq. metres (809.1 sq. feet)

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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		83
(81-91) B		
(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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