



## 39 Foljambe Road, Chesterfield

- NOW AVAILABLE
- Great town centre location - close to amenities, Chatsworth Road & Train station
- Lounge, Dining Room, Kitchen
- gas central heating & uPVC double glazed
- Call Hunters to view
- 2 bed mid terrace
- Driveway parking for 1 car - on street residents parking too
- 2 Well sized bedrooms
- Ready for an immediate let
- Sorry no smokers

**£750 Per Month**



AVAILABLE IMMEDIATELY - is this 2 bedroom end terrace with parking!

Located in the very popular area of Brampton within easy reach of the town centre & all the great amenities on Chatsworth Road.

Downstairs the property benefits from a large living area and separate full sized dining room. The dining room has access to the rear kitchen, cellar and stairwell.

On the first floor are 2 well sized bedrooms - one with over stairs storage options - and a 3 piece family bathroom with shower over bath.

The property is in good order, recently decorated and benefits from gas central heating and uPVC double glazing.

Externally has a driveway parking for 1 small car (Other on street residents permit parking available.) and a open rear garden.

**MUST BE SEEN**

Working applicants preferred or guarantor essential.

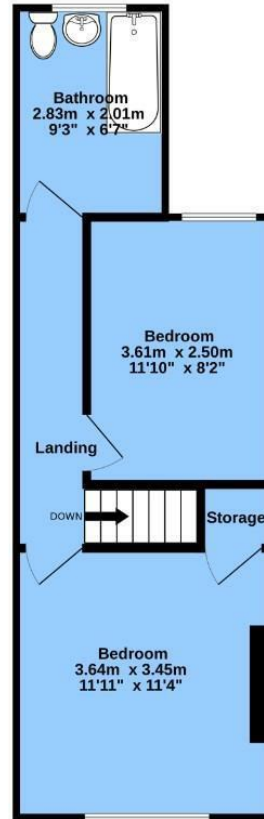
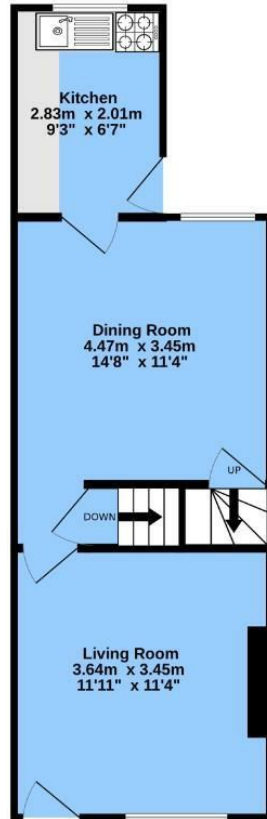
Sorry no smokers.





GROUND FLOOR  
33.3 sq.m. (358 sq.ft.) approx.

1ST FLOOR  
33.3 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA: 66.6 sq.m. (717 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.



## 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>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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

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