



## Flat 4, 52 Sheffield Road, Chesterfield, Derbyshire, S41 7LR

£440 Per Month

- Studio Flat
- Bedroom
- GCH
- Communal Garden
- Part Furnished!
- A Few Mins Walk to Town Centre and 10/15 mins to Trn Strn.
- Communal Bathroom
- Parking
- Well Presented

# 52 Sheffield Road, Chesterfield S41 7LR

**\*\*Council Tax & Water Rates included\*\***

A Well Presented & Self Contained SINGLE ROOM Bedroom, Available NOW to Rent!

Located Conveniently for Easy Walking distance of the Town Centre and Train Station.

Offered Part Furnished and also Benefits from Shared Bathroom, Laundry Room, Communal Gardens and Off Road Car Standing.

\* Washing Machine and Dryer is a coin meter.

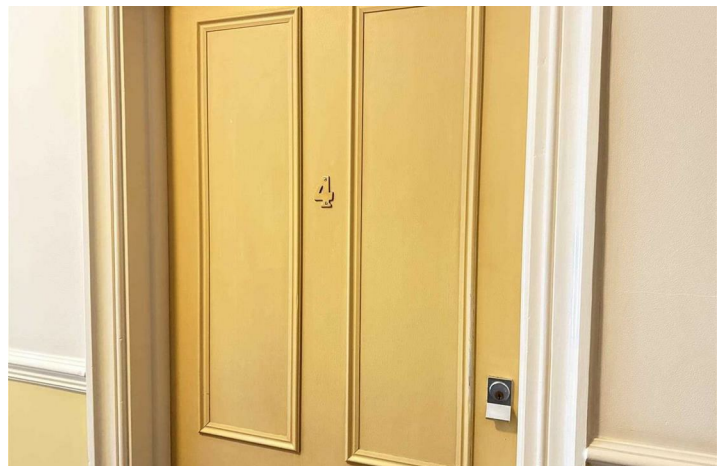
\* Shower's are coin meters.

\* Central heating is optional and will be an extra charge subject to rate. Electric heater also in each room.

\* Sorry no decorating or nails on walls.



Council Tax Band: A



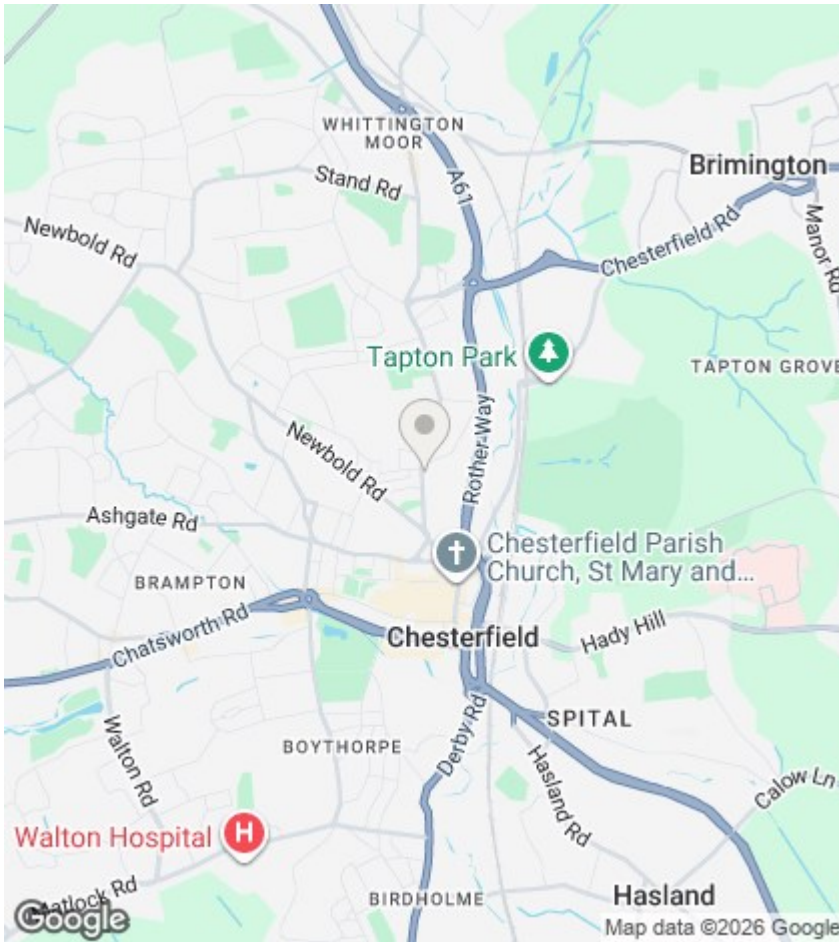
**Room**

**Bedroom Area**

**Kitchen Area**







## Directions

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	