



36 Meadow View, North Wingfield, Chesterfield

£675 Per Month

HUNTERS®

HERE TO GET *you* THERE

- Now available
- Corner plot position
- Lounge with electric fire
- 3 Piece bathroom suite
- Sorry no pets, no smokers
- Two bedroom town house
- Kitchen with appliances
- Two well proportioned bedrooms
- Driveway parking for two
- Call Hunters to view today!

Now Available for immediate occupation - MUST VIEW THIS TWO BEDROOM TOWN HOUSE NOW!

Situated the South side of Chesterfield, Holmewood, has ideal access to the Five Pits Trail, local amenities & within easy access of M1.

ON A CORNER PLOT, this property comprises:- entrance hall, lounge with electric fireplace and open stairs rising to first floor & fitted kitchen with a fridge freezer and oven included, plenty of storage options and space for a plumbed white good.

On the first floor are the two bedrooms, one with built in storage/wardrobes & family 3 piece bathroom / WC,

Electric room heating & uPVC double glazed.

Outside sees lawn gardens to front, reasonable rear garden patch PLUS driveway parking for two vehicles.

Tax Band: A, North East Derbyshire Council.
EPC: D

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

VIEWINGS BY APPOINTMENT - Contact Hunters Today!
Calls answered 24/7!



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.

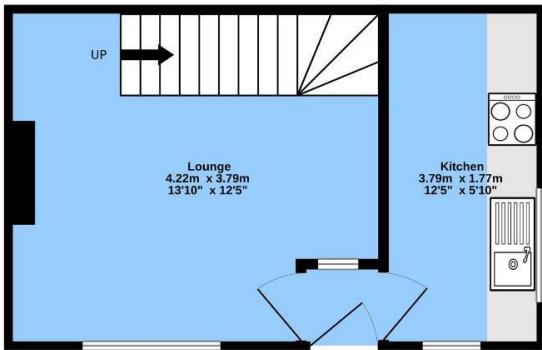
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

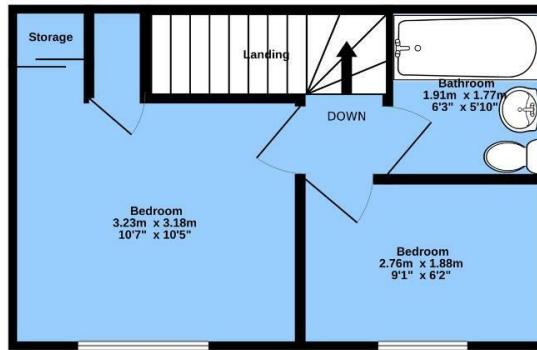
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

GROUND FLOOR
22.4 sq.m. (241 sq.ft.) approx.



1ST FLOOR
22.7 sq.m. (244 sq.ft.) approx.



TOTAL FLOOR AREA : 45.1 sq.m. (485 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.

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