



## 1 Queen Street, Brimington, Chesterfield

- AVAILABLE NOW!
- 2 bedroom property
- 3 Piece bathroom with shower over bath
  - On street parking
- Working applicants preferred or guarantor essential
- Great location - close to amenities & schools
  - Well sized kitchen & lounge
- Gas central heating & uPVC double glazed
  - Low maintenance front garden
  - Sorry no pets or smokers

**£750 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

Now Available - Have a look at this 2 Bedroom Property!

Must see this two-bedroom house, nestled in the local area of Brimington, Chesterfield.

With all access through the rear of the property - you enter through to a fully open plan downstairs area, with a useful entrance way, following through to the well sized kitchen with plenty of storage options and the well sized living area.



Upstairs, the property boasts two bedrooms that are generously sized, providing ample living space and internal storage options. The bathroom is also located upstairs with good access to both bedrooms, this room contains family 3 piece bathroom suite with shower over bath.

To the side is on street parking & the rear shows a low maintenance pathed areas and exterior storage.

Located on the corner of Queen Street, this home is situated close to local amenities and excellent transport links, making it an ideal choice for couples and professionals alike.



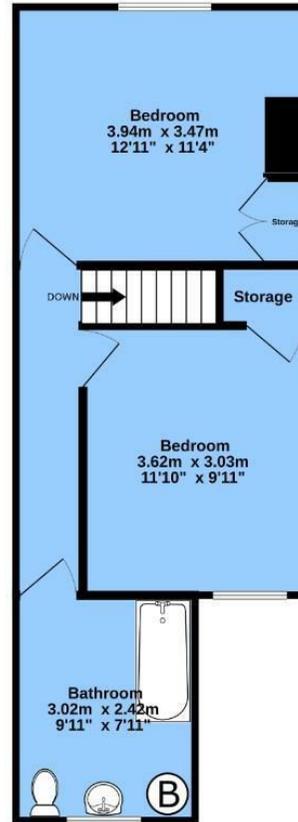
Working applicants preferred or guarantor essential.  
Sorry no pets or smokers.

Contact Hunters Today!  
Calls answered 24/7



GROUND FLOOR  
29.4 sq.m. (317 sq.ft.) approx.

1ST FLOOR  
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA: 67.3 sq.m. (725 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) A			
(81-91) B			88
(69-80) C		70	
(55-68) D			
(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

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