



## 324 Derby Road, Chesterfield

- A great 3 bed terraced property - available now
- Gas central heating - uPVC double glazed
  - On street parking available close by
  - Must be seen!
- Working applicants preferred or guarantor essential.
- Lounge, Kitchen Diner, 3 bedrooms and large Bathroom
  - Rear garden
- Close to great amenities, town centre & bus routes
- Sorry no pets or smokers

**£775 Per Calendar Month**

**HUNTERS®**  
HERE TO GET *you* THERE

A great 3 bed terraced property - available now

A great sized property with a really handy location.  
MUST BE SEEN

Lounge, Kitchen Diner, 3 bedrooms and large  
Bathroom

Gas central heating - uPVC double glazed

Rear garden

On street parking available close by.

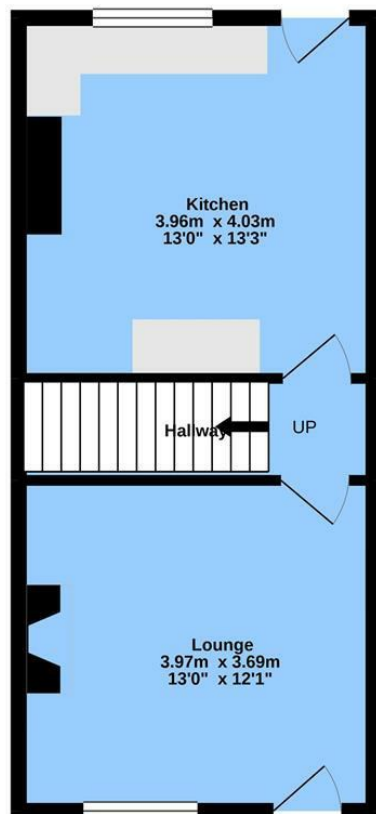
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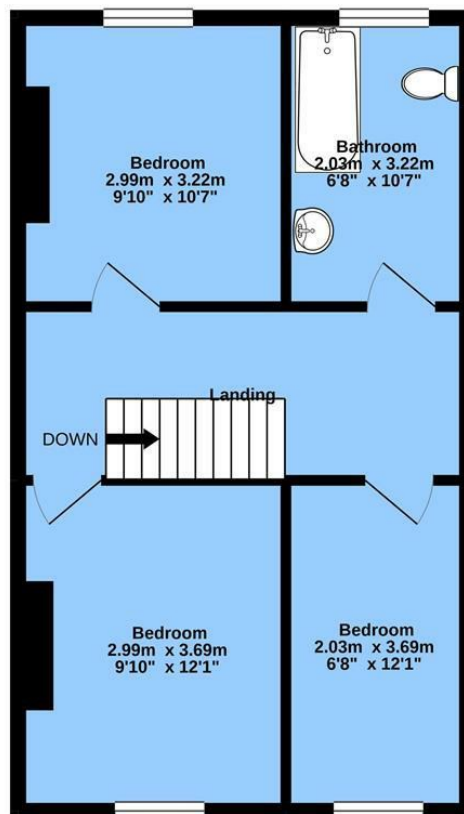




GROUND FLOOR  
34.0 sq.m. (366 sq.ft.) approx.



1ST FLOOR  
43.6 sq.m. (469 sq.ft.) approx.



TOTAL FLOOR AREA: 77.6 sq.m. (836 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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