



113 Barlborough Road, Clowne, Chesterfield

£625 Per Month

HUNTERS®

HERE TO GET *you* THERE

- 2 bed mid terraced
 - Kitchen
- Low maintenance patio to rear
 - On street parking
 - Not suitable for pets

- 2 Reception rooms
 - uPVC double glazed & gas central heating
 - Family bathroom
- Working applicants preferred or guarantor essential
 - Sorry no smokers

Available at an affordable rent is this 2 bed mid terraced property.

Located on the outskirts of Clowne - a popular residential area with lots of amenities, shops and schools.

The property is available for an immediate move in.

The accommodation comprises:

GROUND FLOOR - Lounge, Dining Room, Kitchen with cooking facilities.

FIRST FLOOR - 2 double bedrooms & bathroom with bath & shower over

EXTERNALLY - on street parking available and low maintenance patio area to the rear.

Due to the location & garden this property is not suitable for pets.

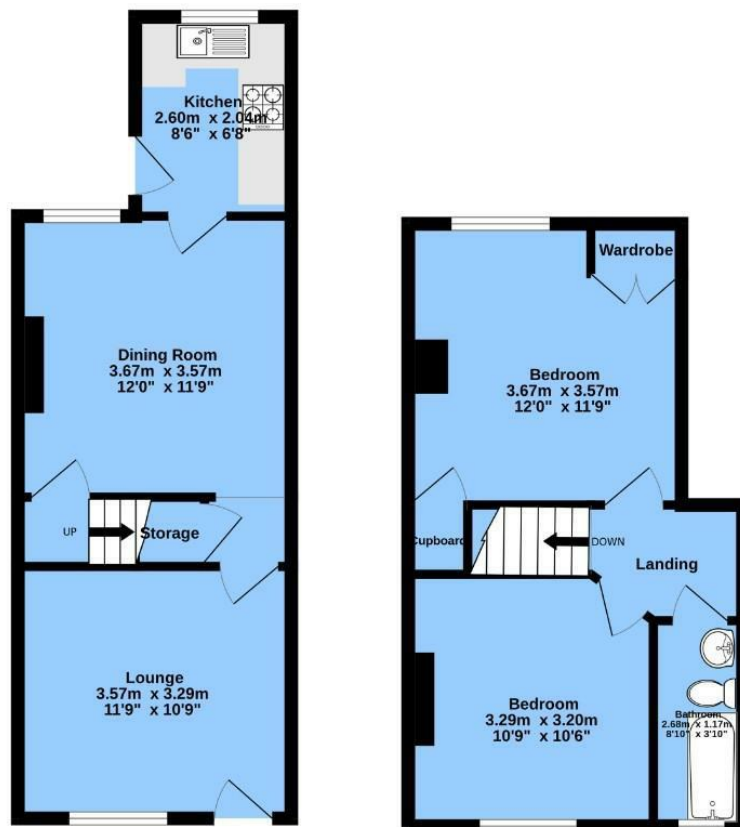
Working applicants preferred or guarantor essential. Sorry no smokers.

Bolsover Council Band A



GROUND FLOOR
33.1 sq.m. (356 sq.ft.) approx.

1ST FLOOR
30.8 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA: 63.9 sq.m. (688 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 6/2028

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		87
(69-80) C		
(55-68) D	67	
(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

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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