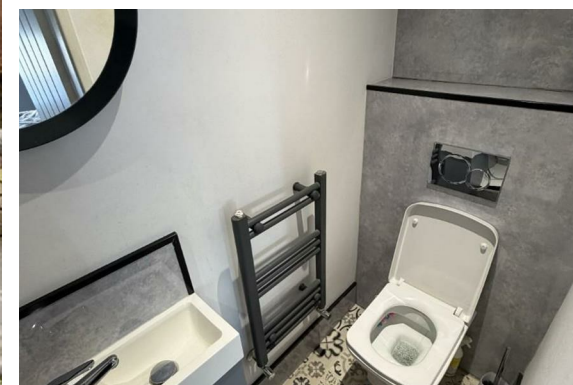
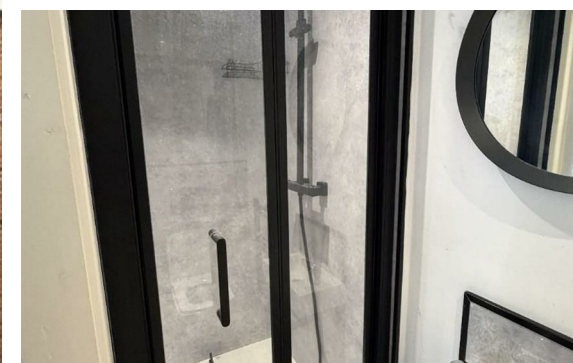




**17 Fairfield Road, Chesterfield**

**£650 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

- Ground floor Room in shared house - PRIVATE EN SUITE
  - Shared kitchen & dining area
  - On street parking with permit

- FULLY FURNISHED
- ALL BILLS INCLUDED
  - Rear patio

**\*\* IDEAL FOR STUDENTS & WORKING TENANTS IN THE CHESTERFIELD AREA \*\***

**ALL BILLS INCLUDED**

**EMLAS ACCREDITED LANDLORDS**

**TOWN CENTRE LOCATION**

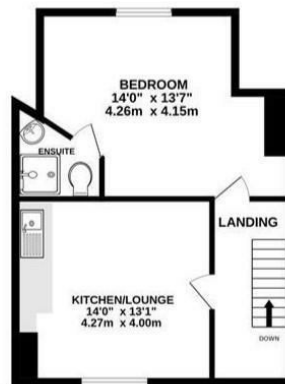
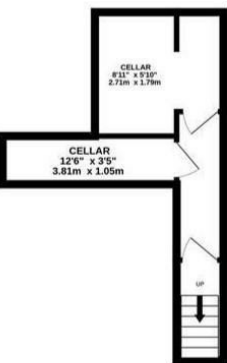
**FURNISHED ROOM WITH ENSUITE - GROUND FLOOR**

**ON STREET PARKING - permit required**

**CLEANER FOR COMMUNAL AREAS INCLUDED**

**We are local, well established landlords that supply houses of a high standard to students and working professionals in the Chesterfield area.**





TOTAL FLOOR AREA : 2019 sq.ft. (187.6 sq.m.) 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>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>74</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>53</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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Chesterfieldlettings@hunters.com <https://www.hunters.com>