



## 46 Frecheville Street, Staveley, Chesterfield

- AVAILABLE NOW!
- 3 Good sized bedrooms
  - Driveway parking
  - uPVC double glazed
- Working applicants preferred or guarantor essential
- Decorated 2024
- Conservatory
- Gas central heating
- Sorry no pets or smokers
- CALL HUNTERS FOR A VIEWING NOW - Calls taken 24/7.

**£950 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE



Ready to Let & New to Market! - Hunters Chesterfield marketing this recently renovated, THREE bedroom property!

This 3 double bedroom property, situated in the popular area of Staveley - within a mile distance to the centre where there are supermarkets, Staveley leisure centre and public transport links. There are great road communications in to Chesterfield, Sheffield and the M1 Network via J29a.

The property is available now, well presented & comprises:-

The entrance hall, WC cloakroom, spacious Lounge and a Fitted Kitchen Diner (with appliances) with double doors opening to the conservatory and private garden on the ground floor. On the first floor are 3 well proportioned double bedrooms alongside the family bathroom including a bath with shower over.

Gas central heating, uPVC double glazed.

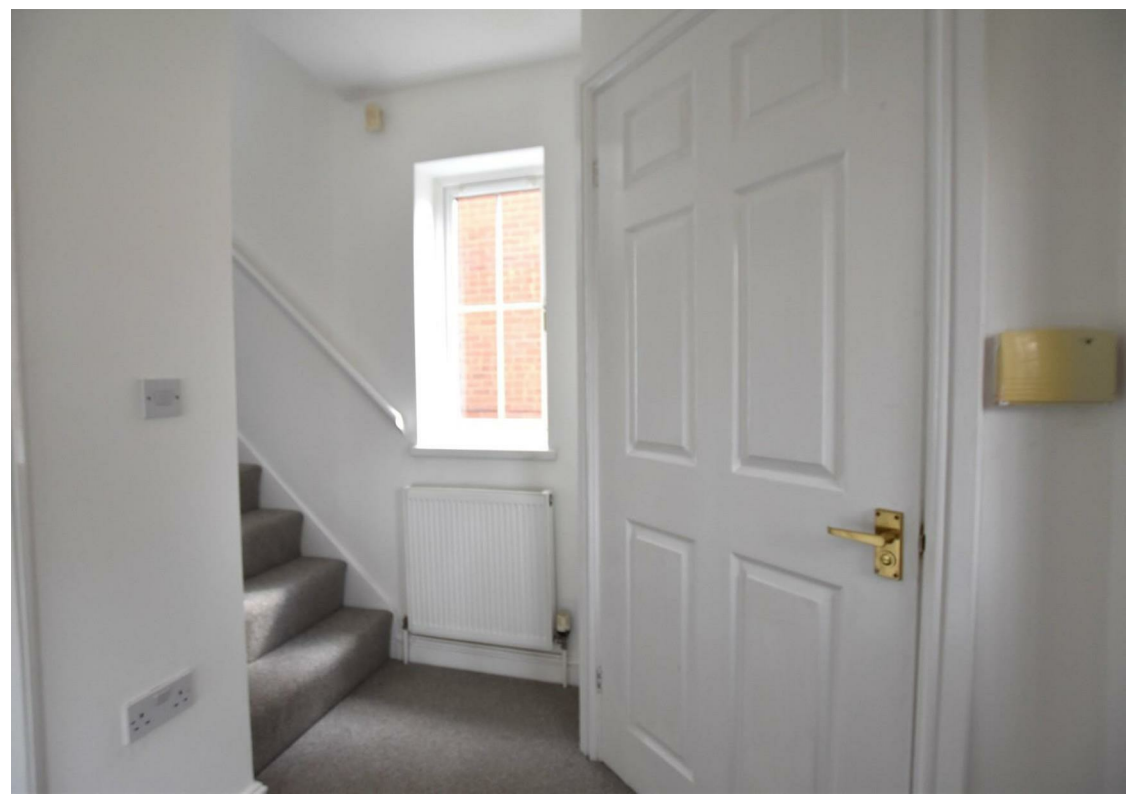
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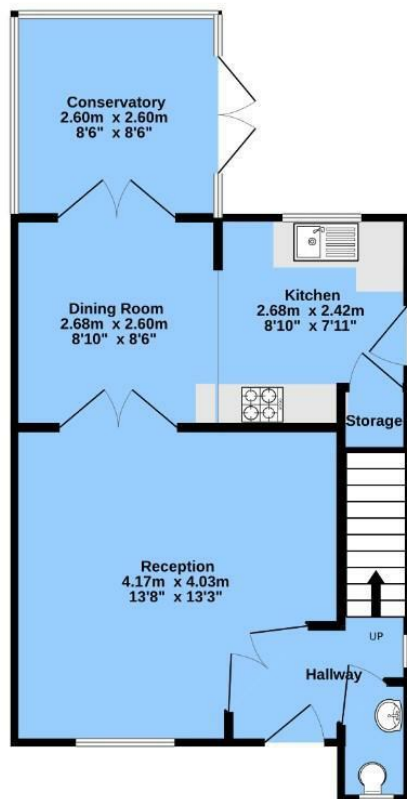
Tax Band - B with Chesterfield Borough Council  
EPC - B

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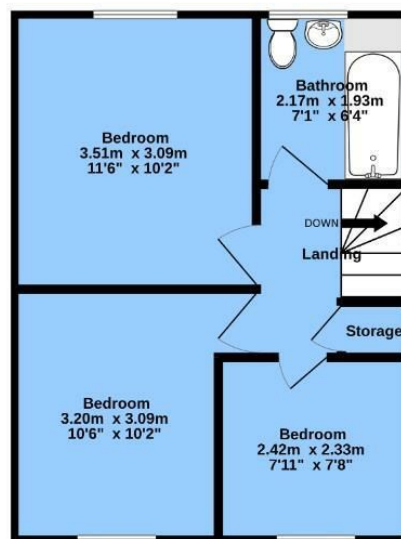




GROUND FLOOR  
41.0 sq.m. (442 sq.ft.) approx.



1ST FLOOR  
33.7 sq.m. (362 sq.ft.) approx.




TOTAL FLOOR AREA: 74.7 sq.m. (804 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## 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>	<b>82</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</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

## 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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 541253 Email:  
Chesterfieldlettings@hunters.com <https://www.hunters.com>