



**28 New Street. Hill Top, Bolsover, Chesterfield**

**£700 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

- Superb 2 bed mid terrace property with large attic occasional room
- Lounge, Fitted Kitchen, Utility hallway and downstairs bathroom
  - uPVC dg & GCH
- Sorry - no pets or smokers
- On street parking & garden area to rear

- Recently redecorated & many new carpets & flooring
- Mid floor - 2 bedrooms - bed 2 leads to attic room
  - AVAILABLE NOW
- Working applicants preferred or guarantor essential

REFURBISHED IN 2024 - take a look at this lovely 2 bed mid terraced property with additional attic room! New decor, mostly new flooring, modern boiler.... A MUST SEE!

Located close to Bolsover village, with easy access to Bolsover, Chesterfield, Mansfield & M1 J29 & J29A is this delightful home - AVAILABLE NOW!

The ground floor comprises:- lounge, fitted kitchen with cooker, utility hallway & a downstairs bathroom.

To the mid floor are 2 bedrooms. Bedroom gives access to an attic room ideal for occasional use.

Gas central heating & uPVC double glazed

On street parking to the front & garden area to the rear.

CALL HUNTERS TO VIEW

Working applicants preferred or guarantor essential  
SORRY NO PETS OR SMOKERS

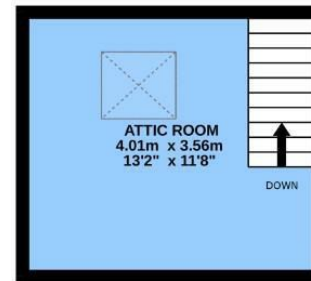
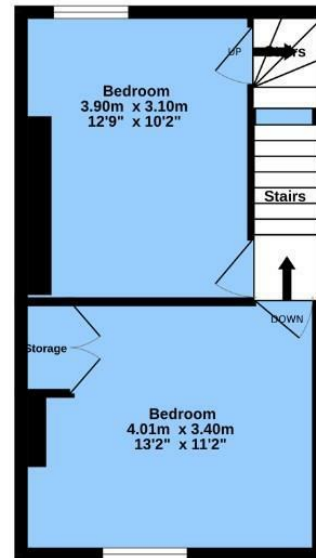
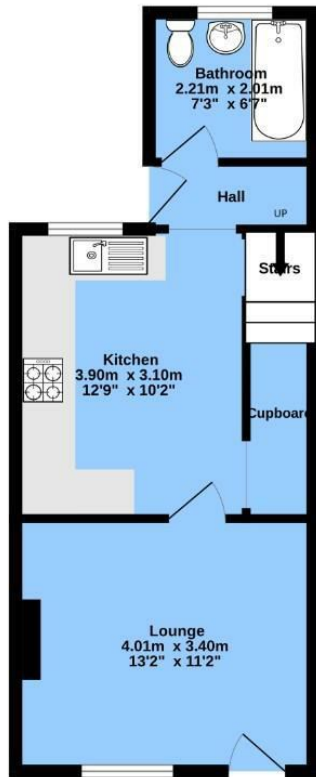




GROUND FLOOR  
35.4 sq.m. (381 sq.ft.) approx.

1ST FLOOR  
28.2 sq.m. (304 sq.ft.) approx.

2ND FLOOR  
14.3 sq.m. (153 sq.ft.) approx.



TOTAL FLOOR AREA: 77.9 sq.m. (838 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>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</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.



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