



**20 Sherwood Street, Chesterfield**

**£725 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

- Great 2 bed terraced property
- Ideal access for M1 J29
  - 2 double bedrooms
  - On street parking
- Sorry no pets or smokers
- Fab location - close to Derby Road amenities and minutes access to Chesterfield Town Centre
- Lounge, Fitted Kitchen with range cooker & dishwasher
- Large bathroom with bath & separate shower cubicle
  - AVAILABLE NOW
- Working applicants preferred or guarantor essential

Take a look at this great 2 bed terraced property - close to all the fantastic amenities on Derby Road - yet minutes from Chesterfield Town Centre & great access to M1 J29.

The property has been recently refurbished & decorated with new carpets.

Comprising a Lounge with feature fireplace, Fitted kitchen with range cooker and granite worksurfaces.

To the first floor are 2 double bedrooms and a spacious bathroom with bath & separate shower cubicle.

Gas central heating & uPVC double glazed

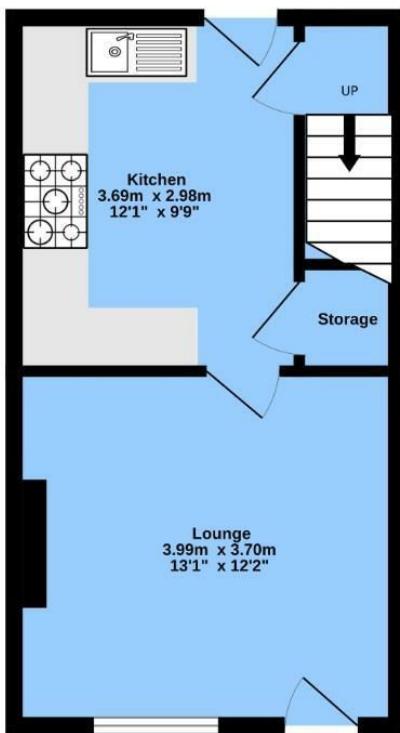
Rear garden with lawn and 2 outbuildings ideal for utility area.

Working applicants preferred or guarantor essential

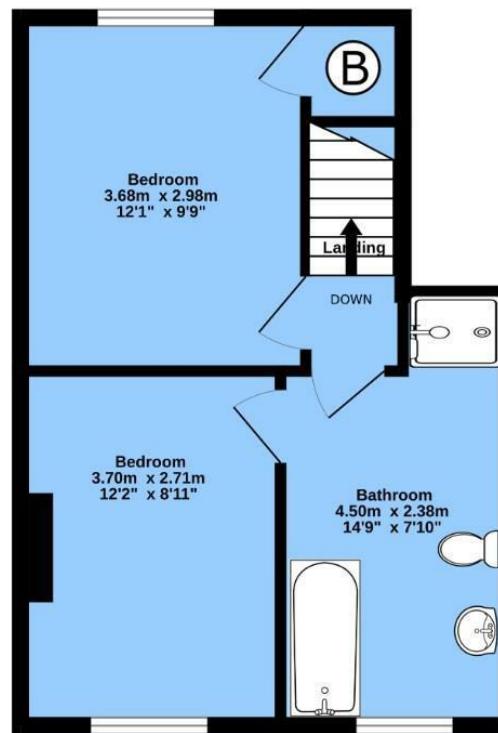
Sorry no pets or smokers.



GROUND FLOOR  
29.1 sq.m. (314 sq.ft.) approx.



1ST FLOOR  
34.1 sq.m. (367 sq.ft.) approx.



TOTAL FLOOR AREA : 63.3 sq.m. (681 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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) A		
(81-91) B		81
(69-80) C		
(55-68) D		56
(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.

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