



## 7 The Beeches, Matlock

- 2 bed semi detached property
- Fantastic rural village location - Peak District on the doorstep
  - Lounge/Diner
  - Modern bathroom with bath & shower over
- Working applicants preferred or guarantor essential
- Spacious accommodation - MUST BE VIEWED
  - AVAILABLE NOW
  - Kitchen with Oven & Gas hob.
  - Sorry no pets or smokers
  - Call Hunters Today!

**£900 Per Month**

**HUNTERS®**  
HERE TO GET *you* THERE

AVAILABLE NOW!

Take a viewing at this well-presented semi detached two bedroomed property. Rural location but close to village amenities - with the Peak District on your doorstep!

With gas central heating and UPVC Double glazing throughout.

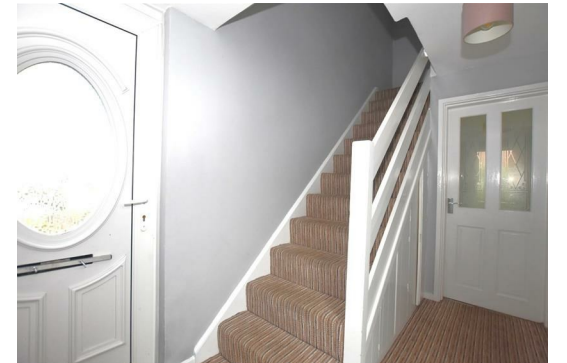
The accommodation comprises of an large entranceway, opening up to the spacious lounge and kitchen with oven & gas hob. With extra storage space available under the stairs & in the lounge and french doors opening into the private garden.

Upstairs has two well sized bedrooms and the 3 piece family bathroom with shower over bath unit.

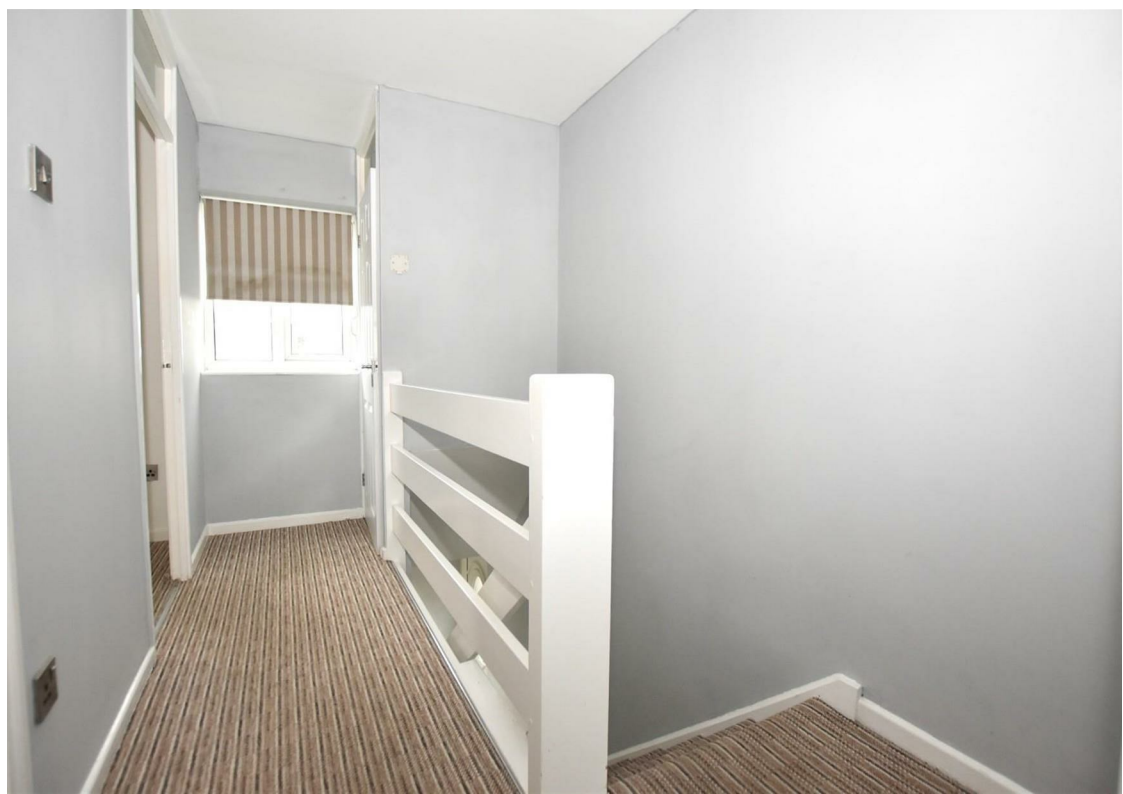
Well sized driveway.

Working applicants or guarantor required.  
Sorry no pets or smokers.

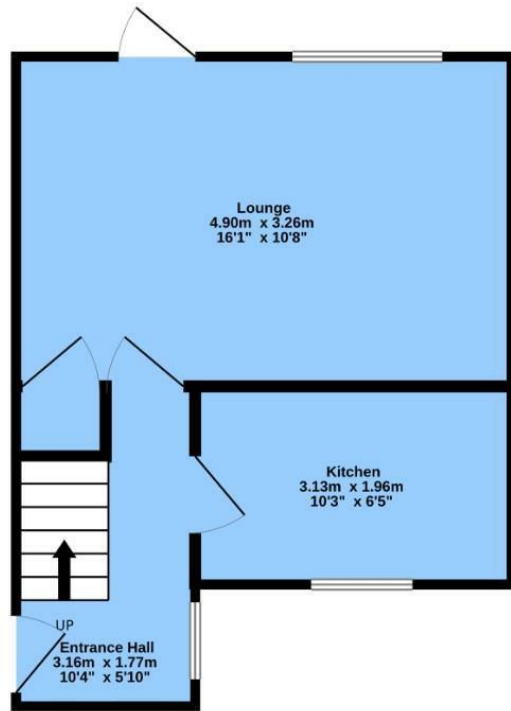
Contact Hunters to view!  
Calls answered 24/7



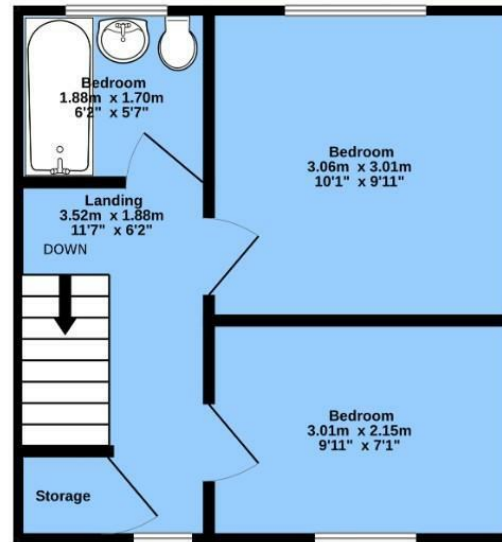




GROUND FLOOR  
27.7 sq.m. (298 sq.ft.) approx.



1ST FLOOR  
25.5 sq.m. (275 sq.ft.) approx.



TOTAL FLOOR AREA: 53.2 sq.m. (573 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>		
(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.



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