

TO LET

2 Craven Road, Chesterfield, S41 7HJ

**3 bed semi-detached family home
available in popular area**

£680 pcm



Description

A desirable family home available in the popular Newbold area of Chesterfield. With easy access to local amenities, Chesterfield town centre and commuter routes, this property is perfect for those looking for a quiet location with excellent accessibility. The property is being let unfurnished for an initial term of 12 months on an Assured Shorthold Tenancy. Deposit: £750.

Accommodation (dimensions approx):

- Three Bedrooms
 - Modern Kitchen & Bathroom
 - Fantastic Location
 - Enclosed Front and Rear Gardens
 - Fully uPVC Double Glazed and Gas Central Heating
 - Unrestricted Road Parking
- Living room 3.60m x 3.01m
 - Kitchen/Diner 3.00m x 5.46m
 - Bedroom 1 3.43m x 3.27m
 - Bedroom 2 2.14m x 2.09m
 - Bedroom 3 2.79m x 3.29m
 - Bathroom 2.40m x 1.75m



For further information contact Joint Agents:

Miller & Miller
Suite 7, Shirley House
31 Psalter Lane
Sheffield S11 8YL
Tel: 0114 3270120
www.miller-miller.co.uk

W T Parker
4 Gluman Gate
Chesterfield
S40 1QA
Tel: 01246 232156
www.wtparker.com



Important Note: W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
- 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.
- 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.
- 7.Alterations to the details may be necessary during the marketing without notice.