



Belmont Drive  
Chesterfield  
£550 Per Calendar Month



**PINEWOOD**  
PROPERTIES

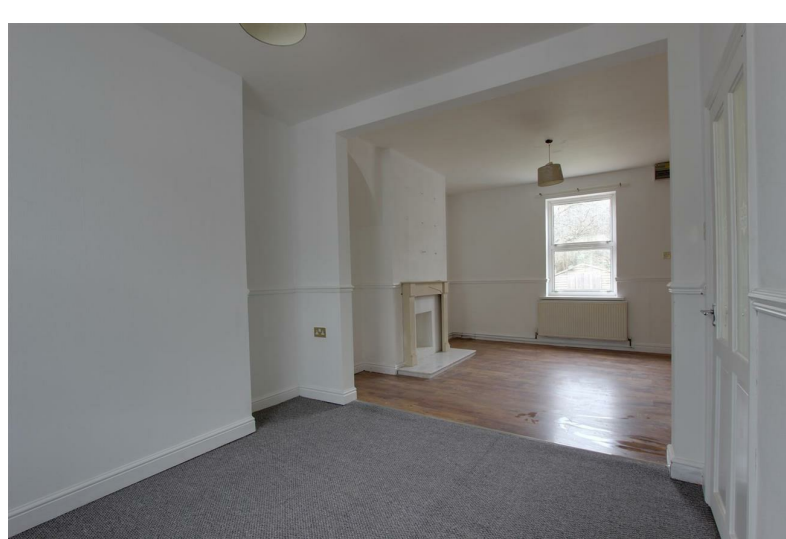
*Est. 2004*

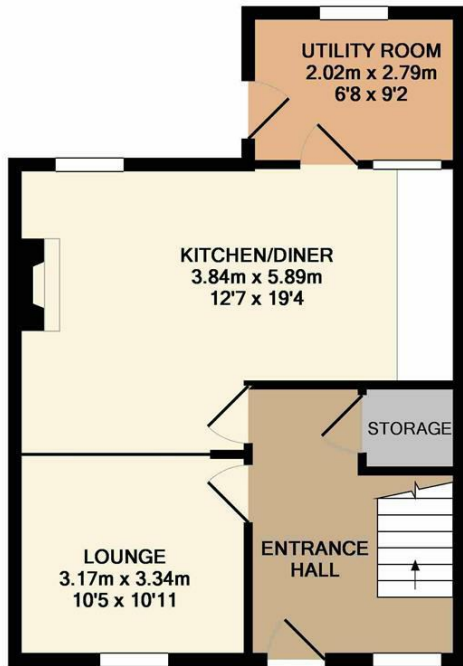


**\*\*WITH OFF ROAD PARKING\*\***This is a TWO DOUBLE bed mid terraced property in Staveley close to local amenities and close to commute routes and M1. The property and comprises of a modern open plan kitchen, dining room and lounge with useful separate utility room. Upstairs has two double bedrooms and a modern bathroom with white suite and shower over bath. The property has neutral decor throughout with neutral carpets /laminare flooring. To the rear is an easily maintained courtyard. and off road parking. uPVC Double Glazing and Gas Central Heating. ONE PET ACCEPTED AND FULL TIME/PART TIME WORKING/RETIRED APPLICANTS PREFFERED

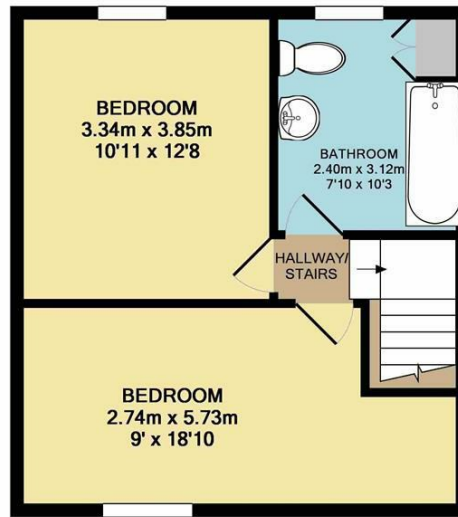
**\*\*Please call Pinewood Properties for a viewing or more information\*\***

- Close to local amenities
- Two double bedrooms
- Separate utility room
- Double glazing and Gas central heating
- Close to commuter routes and M1
- Open plan kitchen / dining and lounge
- Neutral decor, carpets and laminate flooring
- Modern bathroom with white suite and shower over bath
- Easily maintained rear courtyard
- Off Road Parking to Rear





GROUND FLOOR  
APPROX. FLOOR  
AREA 44.3 SQ.M.  
(476 SQ.FT.)



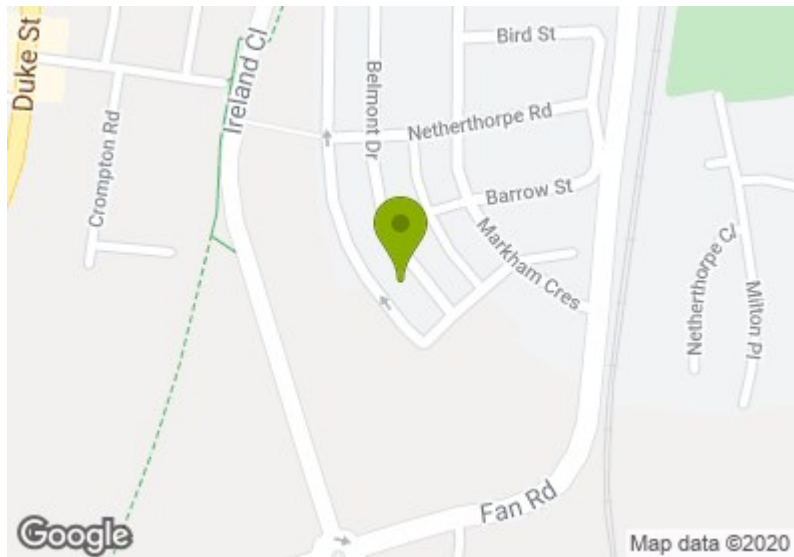
1ST FLOOR  
APPROX. FLOOR  
AREA 38.9 SQ.M.  
(419 SQ.FT.)

TOTAL APPROX. FLOOR AREA 83.1 SQ.M. (895 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



#### DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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