



Boythorpe Road
Chesterfield
£495 Per Calendar Month



PINEWOOD
PROPERTIES

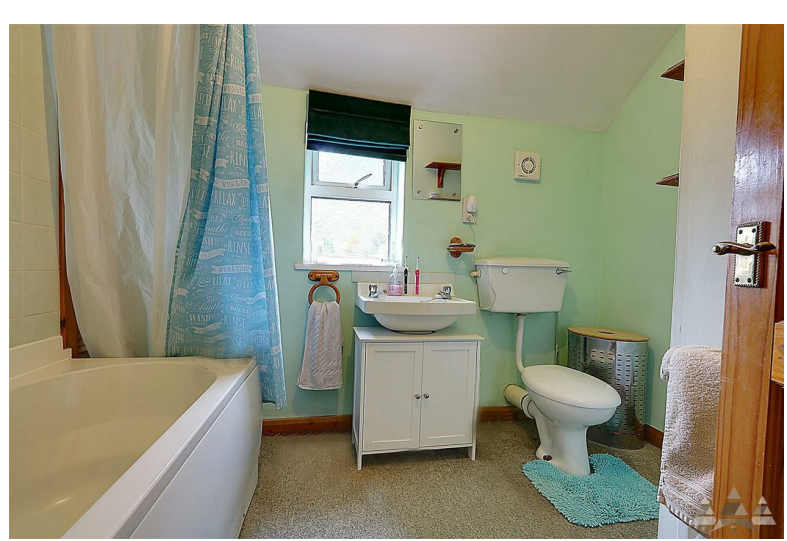
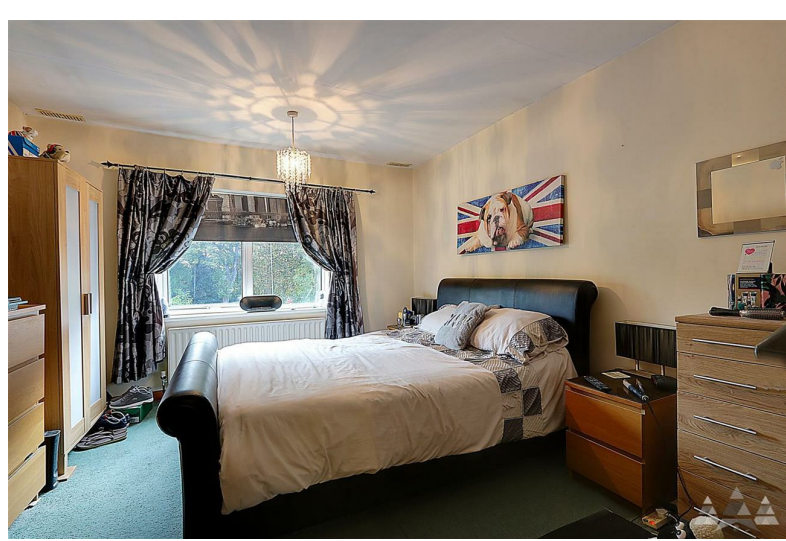
Est. 2004

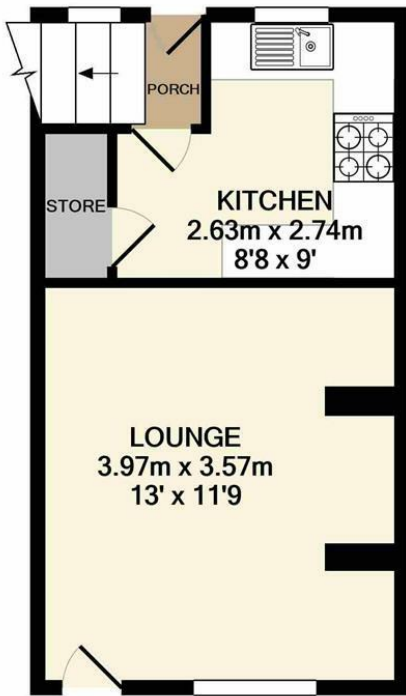
****TOWN CENTRE**DRIVEWAY PARKING FOR UP TO FOUR CARS**DOUBLE BEDROOM**An ideal opportunity to acquire this well-presented, one DOUBLE bedroom end town house. It is situated close to the town centre and all amenities, including the leisure centre and parks. There is off-road parking for up to four cars and a rear garden with a shed and patio area. On entering the house from the back door, you will find a fitted kitchen with understairs store/pantry, with stairs leading to the first floor with additional storage. To the front of the property, there is a sizeable living room. On the first floor you will find a large bathroom with white suite and shower over bath, and a double bedroom. Included is a burglar alarm, Gas Central Heating and uPVC double glazing. SMALL PETS NEGOTIABLE, SORRY NO CATS OR DOGS AND PART TIME/FULL TIME WORKING/RETIRED APPLICANTS PREFERRED**

****VIRTUAL VIEWING AVAILABLE****

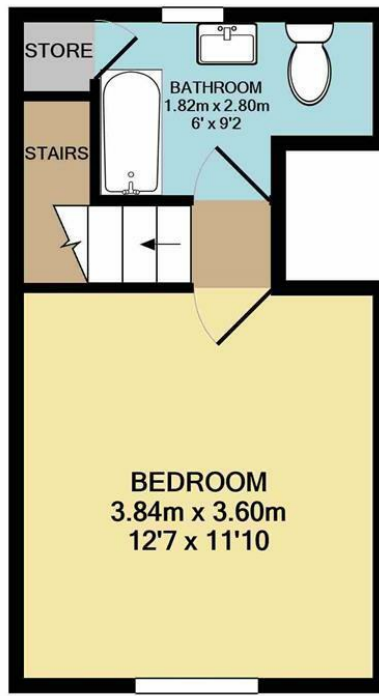
****PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION****

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- A stylized graphic of a house with a gabled roof, composed of various shades of green triangles. The house has a chimney on the left side and a small window with a cross-shaped pattern in the center of the front facade.
- MODERN KITCHEN
 - FLOORING
 - ALARM
 - GCH
 - SHOWER
 - RENOVATED
 - CLOSE TO TOWN
 - D/G





GROUND FLOOR
APPROX. FLOOR
AREA 23.4 SQ.M.
(252 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 22.1 SQ.M.
(238 SQ.FT.)

TOTAL APPROX. FLOOR AREA 45.5 SQ.M. (489 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	64
EU Directive 2002/91/EC		
England & Wales Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	47	57
EU Directive 2002/91/EC		
England & Wales		



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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