17 Craven Road, Newbold, Chesterfield, S41 7HJ
£875 Per month

W.T.PARKER
EST. 1909

* Traditional Semi-Detached House * Two/Three Bedrooms * Lounge * Family Dining Kitchen with French Doors to Garden * Family Bathroom with White Suite * Gardens to Front & Rear * Highly Popular Residential Area * Close to Amenities & Facilities * Available Immediately

Semi-detached home offering quality accommodation available for a long term let (after an initial 6 month period). The property has well proportioned accommodation throughout comprising: reception hall, lounge and dining kitchen to the ground floor with two double bedrooms, box room and family bathroom to the first floor.

Gardens are positioned to both front and rear elevations and are of particularly good proportion.

The property also benefits from gas fired central heating, double glazed windows and doors and is available for immediate occupation.

Call now to view 01246 232156

Ground Floor Accommodation

Reception Hall
With UPVC double glazed window to front elevation, stairs to first floor accommodation and radiator.

Lounge
11'10" x 10'9" (3.61m x 3.29m)
With UPVC double glazed window to front elevation and radiator.

Dining Kitchen
17'10" x 9'1" (5.46m x 2.78m)
Fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap. Also having space and plumbing for washing machine, electric oven, understairs storage cupboard, radiator, double glazed window to side and further double glazed double french doors leading out to the rear garden.

First Floor Accommodation

Landing
Leading to:

Bedroom One
11'2" x 10'9" (3.41m x 3.28m)
With double glazed window to front elevation and radiator.

Bedroom Two
11'4" x 9'1" (3.47m x 2.77m)
With double glazed window to rear elevation enjoying delightful views, radiator.

Boxroom
6'11" x 6'11" (2.13m x 2.11m)
With double glazed window to front elevation, wall mounted gas central heating boiler and radiator.

Bathroom/WC
Having been fitted with a three piece white suite comprising walk-in bath with shower over, pedestal wash basin, low flush w.c., airing cupboard, partial wall tiling, double glazed window to rear elevation.

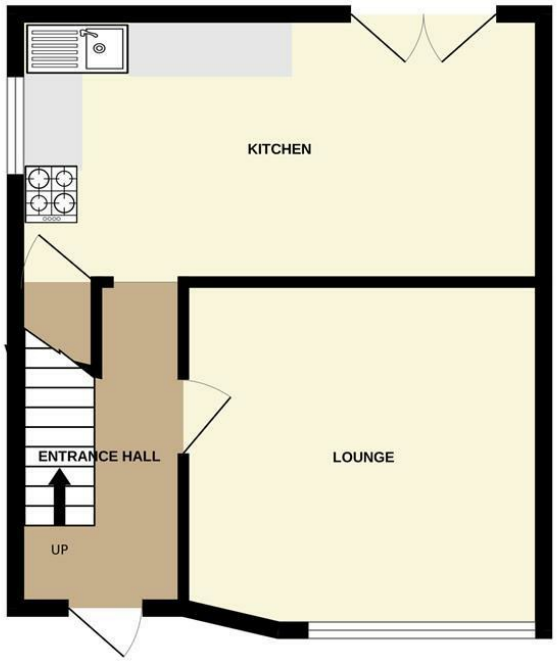
Outside
The property occupies a good sized plot with gardens to both front and rear elevations. The rear garden enjoys a delightful aspect with timber garden gate leading to the side pathway, providing a safe environment for the enjoyment of children and pets. There is also a useful brick built store.

Viewing
Strictly by appointment through the selling agent.

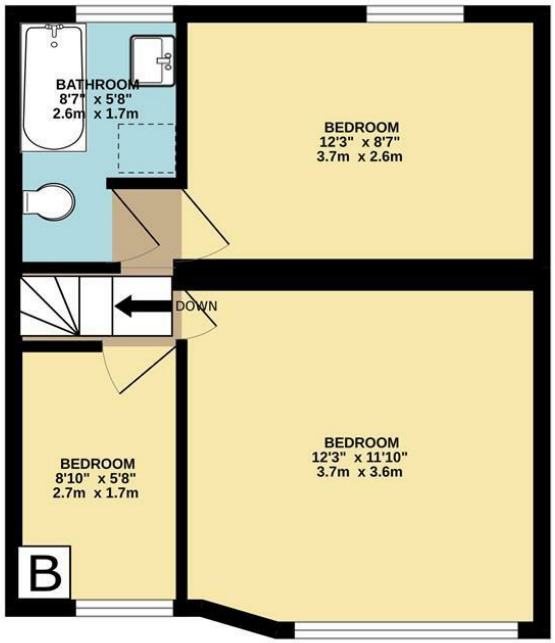
EPC Rating
D/63

Council Tax Banding
Chesterfield Borough Council
Band A

GROUND FLOOR
369 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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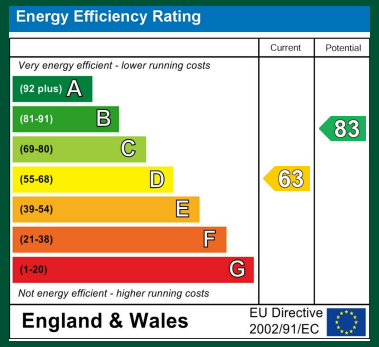

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