



Clifford Street

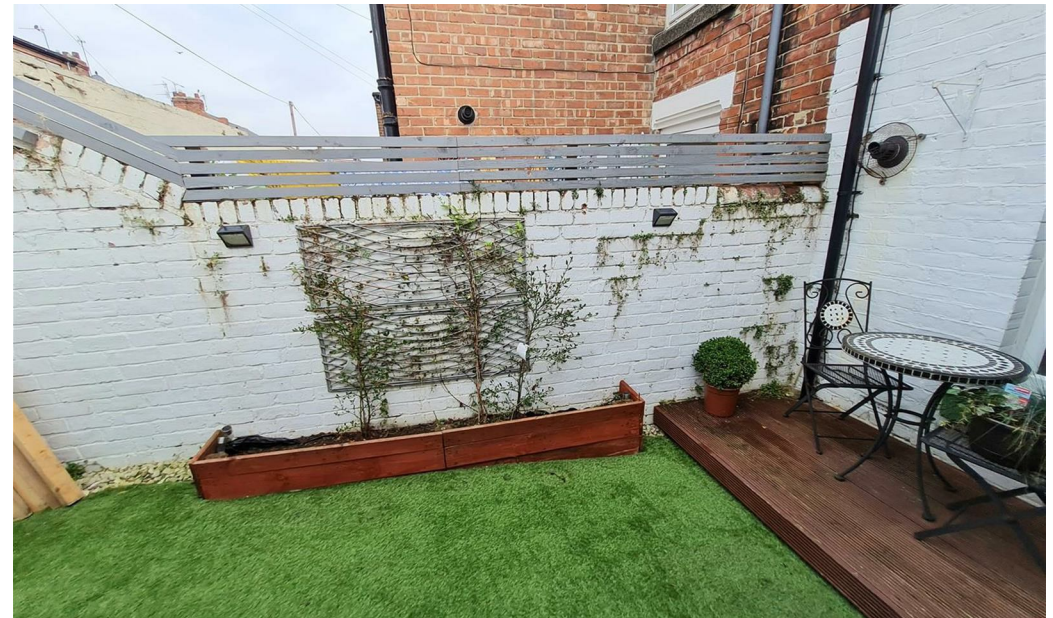
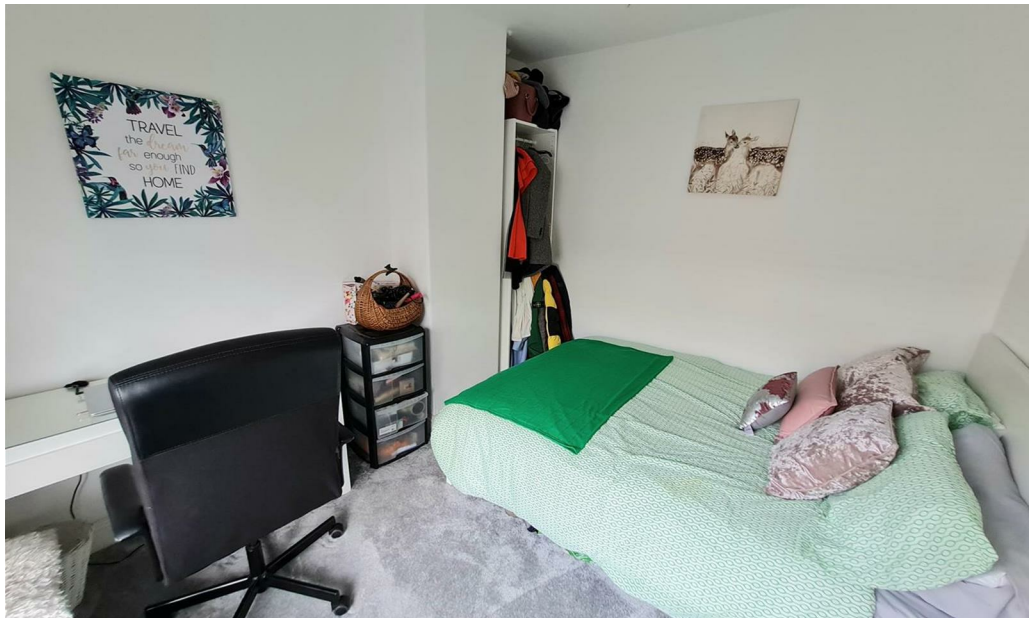
Chester Le Street DH3 3JW

£650 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Clifford Street

Chester Le Street DH3 3JW



- Spacious 2 Bedroom Property
- EPC Rating D

- Master Bed with Shower Room
- Enclosed Rear Yard

- Recently Refurbished
- Central Location

NEW TO RENT

Well presented, two bedroom home situated in the heart of Chester Le Street and close to local shops and amenities. The property benefits include Gas Central Heating via combi boiler and UPVC Double Glazing. The Property comprises of a entrance hallway, lounge open to dining room, kitchen, down stairs bathroom and two good sized bedrooms with an open plan shower room to the master. Enclosed rear yard and on street parking.

Decoration may of slightly changed due to current tenancy

Viewing is essential!

EPC Rating C
Council Tax Band - A

Rent - £650.00 PCM
Holding Deposit - £150.00
Bond - £750.00

GROUND FLOOR

Entrance Hallway

Entered via UPVC Double Glazed door

Living Room

11' x 11' (3.35m x 3.35m)

With UPVC Double Glazed window to the front, radiator and storage cupboard

Dining Room

11' x 10' (3.35m x 3.05m)

With UPVC Double Glazed window to the rear, radiator, cupboard and under stairs storage space

Kitchen

9' x 7' (2.74m x 2.13m)

Fitted with a range of base and wall units with contrasting worktops, part tiled walls and cladded flooring. Electric oven and hob, sink and drainer unit with mixer tap, UPVC Double glazed window and door to the rear.

Bathroom

6' x 6' (1.83m x 1.83m)

Bathroom suite comprising of panel bath, pedestal sink and low rise WC. Tiled flooring and part tiled walls, opaque UPVC Double Glazed window to the rear.

FIRST FLOOR

Landing

UPVC Double Glazed window to the rear, storage cupboard, loft access and radiator

Bedroom One

15' x 12' (4.57m x 3.66m)

With UPVC Double Glazed window to the front and radiator

Open Plan Shower Room

Accessed from the bedroom, shower room with shower cubicle and hand wash basin.

Bedroom Two

10' x 9' (3.05m x 2.74m)

With UPVC to rear, radiator.

EXTERNAL

To the rear of the property is an enclosed yard space.

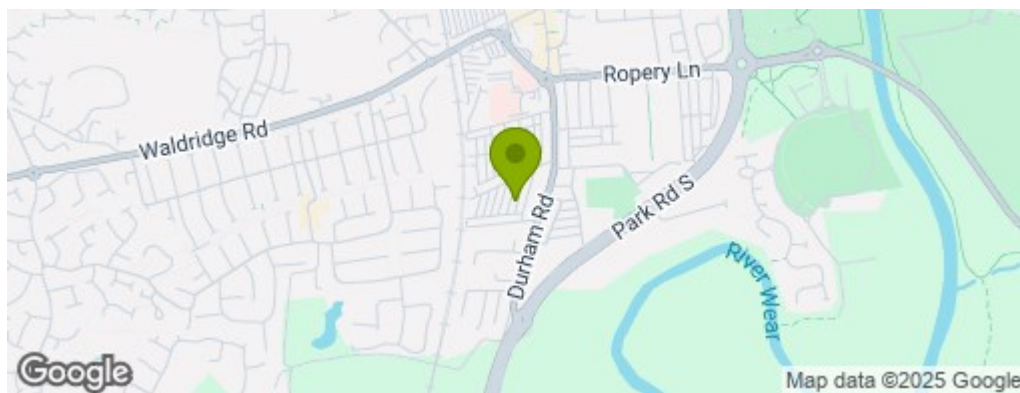
Holding Deposit and Deposit

Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

- 1.You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
- 2.You fail a Right to Rent check and are not eligible to reside in the UK.
- 3.You withdraw your application.
- 4.You drag your feet during the application process.

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.



Property Information

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