



Kitchener Street

Sunderland SR4 7QL

£725 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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Kitchener Street

Sunderland SR4 7QL



- Newly refurbished
- EPC RATING - D
- Two bedrooms

- Newly decorated
- Refitted kitchen
- Modern combi gas central heating boiler

- New floorings and blinds
- Modern shower room
- Popular location

NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY

Available immediately on an unfurnished basis, this lovely terraced cottage has been newly refurbished with modern decor, new floorings and blinds. In a much sought after location, close to the hospital and with easy access to the city, early viewing is highly recommended.

The floor plan comprises of an entrance hall, spacious living room, refitted kitchen, generous double bedroom, further well proportioned bedroom and shower room/WC. Externally there is an enclosed yard. The property comes with combi gas central heating and UPVC double glazing.

Entrance Hall

Entered via composite door. With newly laid carpets, coving and a radiator.

Living Room

14'0" x 9'2" (4.27 x 2.80)

Spacious reception room with a UPVC double glazed window to the rear, electric fire, alcove storage, radiator, coving and newly fitted blinds and carpets.

Kitchen

14'7" x 5'11" (4.46 x 1.81)

Refitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, a fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window to the side, tiled splashbacks, laminate flooring, wall mounted combi gas central heating boiler and UPVC double glazed external door to the rear yard.

Shower Room/WC

5'11" x 5'8" (1.81 x 1.74)

Comprising of a cubicle with mains fed shower, hand wash basin set to a vanity unit, WC, laminate flooring, a vanity cabinet, extractor fan and UPVC double glazed opaque window to the side.

Bedroom One

14'0" x 12'6" (4.28 x 3.83)

Generous double bedroom with a UPVC double glazed window to the front, original coving, radiator and newly fitted carpets and blinds.

Bedroom Two

10'8" x 6'8" (3.26 x 2.05)

Further well proportioned bedroom with a UPVC double glazed window to the rear, coving, radiator and newly fitted blinds.

EXTERNAL

To the rear of the property is an enclosed yard with access gate.

Tenant Information

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 Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

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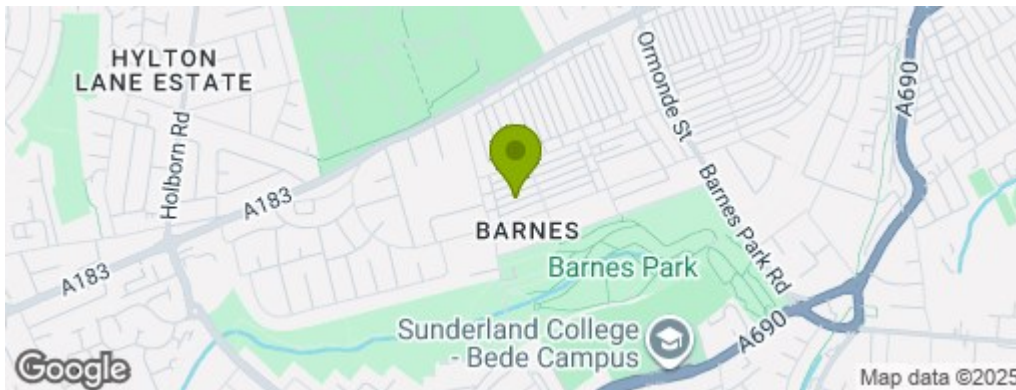
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GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have no deemed limit and no guarantee as to their operability or efficiency can be given.
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Property Information

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