



## Beverley Drive Kirby Cross, CO13 0UE

Sheen's Letting's & Management are delighted to offer FOR LET THIS THREE BEDROOM END OF TERRACE HOUSE situated in this sought after position in Kirby Cross. The property is presented unfurnished and will be available from June 2024. Please call us on 01255 852555 for further information and to book your viewing.

HOLDING DEPOSIT for the reservation of a property - ONE WEEKS RENT

DEPOSIT - 5 WEEKS RENT

- Three Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Garage & Parking
- Double Glazed Windows
- Private Garden
- Long Term Let
- Council Tax Band C
- EPC Rating D



**£1,200 Per Calendar Month**



Accommodation comprises with approximate room size

### Entrance Hall

Double glazed entrance door to entrance hall with storage cupboard and door to:

### Lounge

14'7 x 11'5



### Kitchen

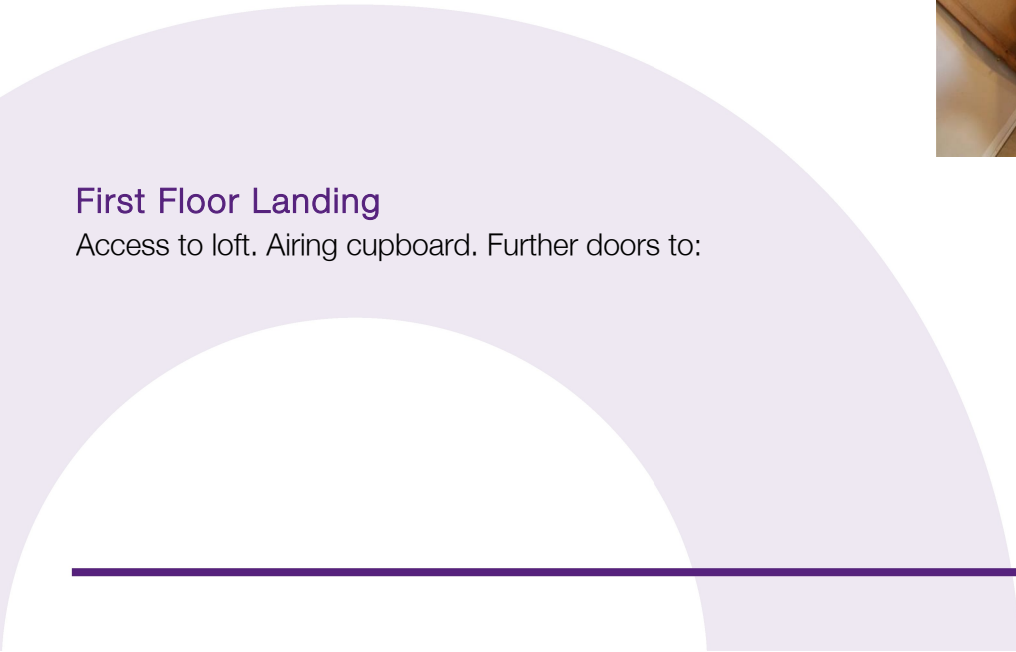
14'7 x 13'

UPVC double glazed door to rear, two windows. Stairs to first floor with cupboard under. Breakfast bar. Beech effect units with range of cupboards and drawers. Inset stainless steel sink unit wall mounted boiler. Space for fridge freezer, cooker and washing machine.



### First Floor Landing

Access to loft. Airing cupboard. Further doors to:



### Bedroom One

11'2 x 8'2

UPVC double glazed window to rear. Radiator, built in wardrobe.



### Bedroom Two

10' x 5'10

UPVC double glazed window to rear. Radiator. Built in wardrobe recess.

### Bedroom Three

8'6 x 6'8

UPVC double glazed window to side. Radiator.

### Bathroom

UPVC double glazed window to rear. Radiator. White suite comprising panelled bath with mixer tap. Wall mounted shower over. Low level WC. Built in sink unit.

### Exterior

Rear garden mainly laid to lawn with small patio and decking area. Parking space leading to garage.

### Particular Disclaimer

These particulars are produced as a guide to the property and you should always view the property before entering into a contract or paying any referencing fees. All internal and some external photographs are taken using a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### HOLDING DEPOSIT (For the reservation of a property)

Please note: This payment may not be refunded if the Tenant or another relevant party including the Guarantor(s) withdraws, fails a Right to Rent check or provides false or misleading information which affects the suitability to rent the property. If the tenancy proceeds, the holding deposit compensates towards the damage deposit.

### DEPOSIT

5 WEEKS RENT

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## Selling properties... not promises

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**Sheen's**  
The Action Agents

