



Cedar Avenue

Chester Le Street DH2 3QF

£625 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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Nestled in the charming area of Kimblesworth, Chester Le Street, this delightful semi-detached house on Cedar Avenue offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features a well-appointed recently fully refurbished bathroom, ensuring all your daily needs are met with ease. The modern white kitchen comes with a fridge freezer, washing machine and integrated oven/hob

Outside, you will find parking available for one vehicle on the drive and on road parking adding to the convenience of this lovely home. A large garden is to the rear of the property. The surrounding area is known for its friendly community and offers a range of local amenities, making it an excellent choice for those who appreciate a tranquil lifestyle while still being close to essential services. Excellent links to the A1

Council tax band A
EPC rating D

Holding fee £144.23
Deposit £721.15
Rent £625 pcm

ENTRANCE HALL

Entered via hardwood part glazed door, UPVC double glazed window, spindled staircase leading off, door to lounge.

LOUNGE

15'11" x 11'11" (at widest points) (4.873 x 3.640 (at widest points))
Newly carpeted and redecorated, radiator, UPVC double glazed window x2.

KITCHEN

9'9" x 8'5" to 4'1" x 7'3" (2.979 x 2.590 to 1.248 x 2.231)
Recently refitted with an excellent range of white gloss wall/base units, ample worktops, stainless steel sink unit and drainer, mixer tap, splashbacks, shelving, built in hob/oven/extractor, automatic washing machine and fridge/freezer to remain, 2 x UPVC double glazed windows, UPVC double glazed door to side access.

FIRST FLOOR LANDING

With spindled balustrade, UPVC double glazed window. Access to the loft.

MAIN BEDROOM

15'2" x 8'9" (4.625 x 2.682)
Recently redecorated and recarpeted, fitted with storage cupboard housing gas combination boiler, radiator, UPVC double glazed window.

BEDROOM 2

10'11" x 10'9" (3.333 x 3.299)
Recently redecorated and recarpeted, radiator, UPVC double glazed window.

OUTSIDE

Driveway with wrought iron gates, gardens to front and rear, outbuilding storage.

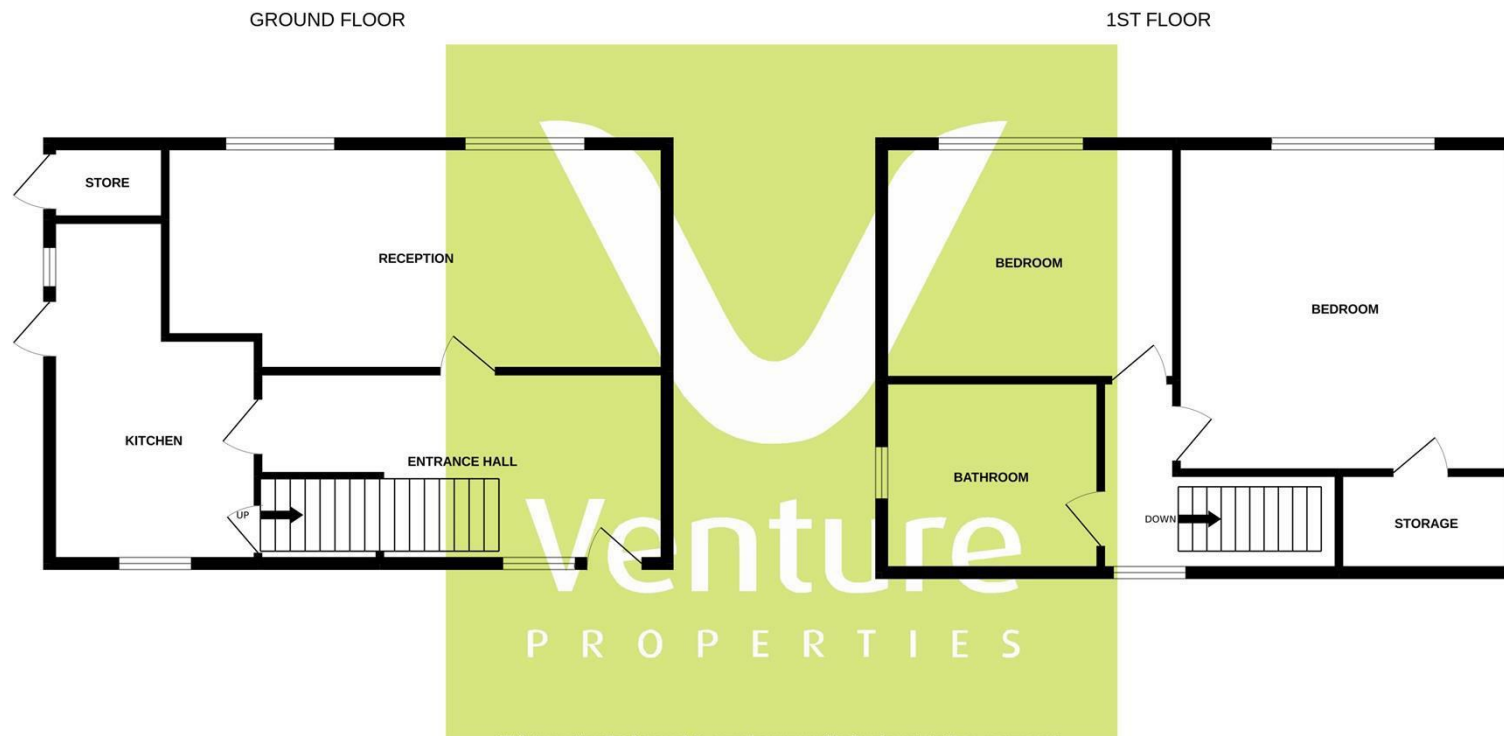
HOLDING DEPOSIT

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.



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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