



Dronfield Close

Chester Le Street DH2 3JE

£725 Per 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 sought-after residential area of Waldrige Park, Chester-le-Street, this immaculately presented two-bedroom mid-terrace villa is a true gem. Perfectly suited for those seeking a comfortable and modern living space, this property boasts a well-thought-out layout that is both functional and inviting.

Upon entering, you are greeted by a charming entrance porch that leads into a spacious lounge, ideal for relaxation and entertaining. The refitted kitchen is a highlight of the home, featuring a built-in hob, oven, and extractor, making it a delightful space for culinary enthusiasts.

The first floor accommodates two generously sized double bedrooms, providing ample space for rest and personalisation. A family bathroom, complete with a WC and shower, serves the upper level, ensuring convenience for all residents.

Outside, the property benefits from gardens to both the front and rear, offering a pleasant outdoor space for leisure and gardening. Additionally, there is a single garage located in a block, providing secure parking for one vehicle and extra storage options.

This home is equipped with gas central heating via a combination boiler and features UPVC double glazed windows, ensuring warmth and energy efficiency throughout the year.

Unfurnished and available from 26th August 2026, this property is an excellent opportunity for those looking to settle in a vibrant community. We highly recommend viewing this delightful home early to avoid disappointment.

Council tax band A
EPC rating C

ENTRANCE PORCH

LOUNGE

20'2" x 11'9" (narrowing) (6.15m x 3.58m (narrowing))

KITCHEN

11'8" x 7'8" (3.56m x 2.34m)

BEDROOM 1

11'7" x 9'10" (3.53m x 3.00m)

BEDROOM 2

11'7" x 9'10" (including overstairs unit) (3.53m x 3.00m (including overstairs unit))

BATHROOM/WC/SHOWER

OUTSIDE

GARAGE IN A BLOCK

HOLDING DEPOSIT/DEPOSIT

Holding 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.

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 fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

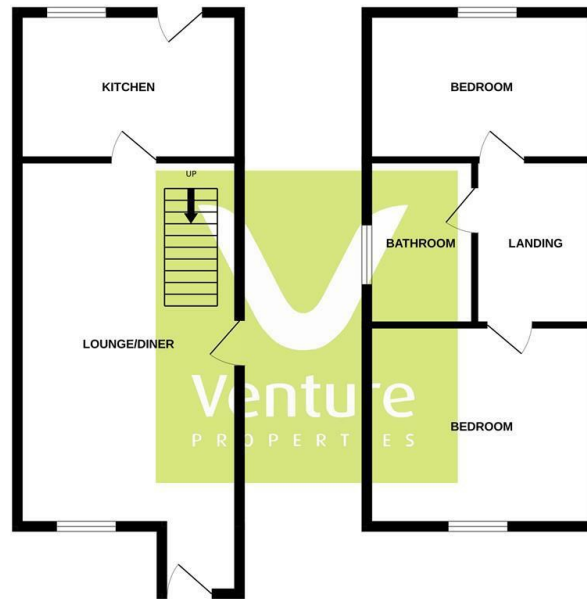
Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

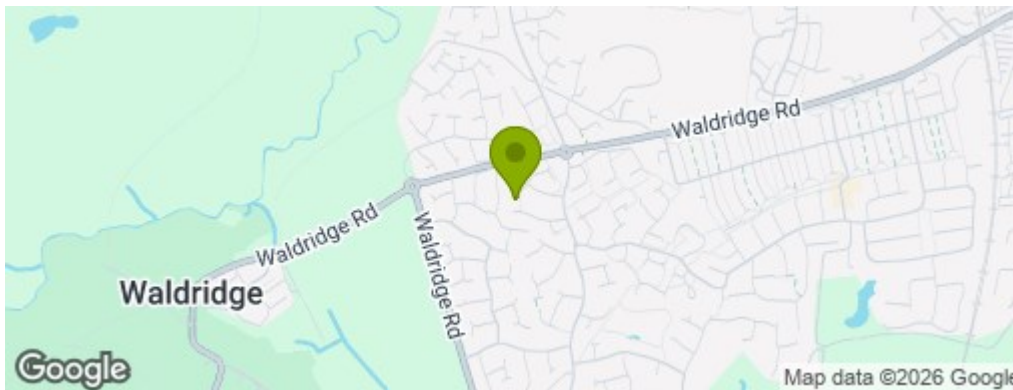
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at www.reposit.co.uk/tenants.

www.venturepropertiesuk.com



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all 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 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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