



## Beverley Drive Kirby Cross, CO13 0UE

Sheen's Lettings & Management are pleased to be offering to the market this TWO BEDROOM TERRACED HOUSE situated on the popular 'Frietuna' development. This property will be available from the middle of August so please call us on 01255 852555 for more details and arrange a viewing.

- Terraced House
- Two Bedrooms
- Popular Location
- Two Allocated Parking Spaces
- Gas Central Heating
- Double Glazed Throughout
- Working / Retired Tenants Only
- No Pets
- Available Mid August
- EPC Rating D



**£1,100 Per Calendar Month**

DRAFT DETAILS - NOT YET APPROVED BY LANDLORD

## LOUNGE

15'3 max x 12'5 max

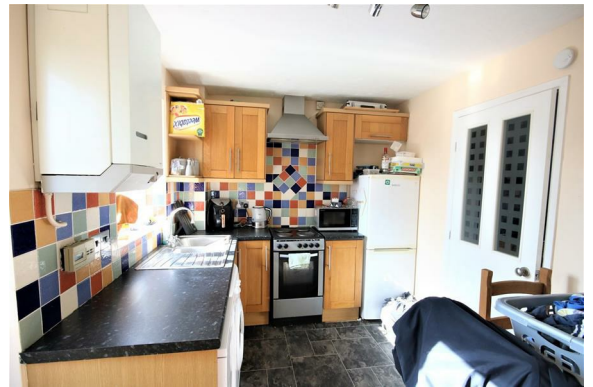
Built in cupboard. Stair flight to first floor. Door to kitchen. Double glazed window to front.



## KITCHEN

12'4 max x 7'11 max

Matching eye level and base level units. Laminate rolled edge work surfaces. Tiled splashback. Single drainer sink. Space for washing machine. Freestanding oven and fridge/freezer. Space and plumbing for a washing machine. Double glazed window to rear. UPVC door to garden.



## FIRST FLOOR LANDING

Access to loft. Built in cupboard. Doors to:





## BEDROOM ONE

11'4 max x 11'2 max

Built in wardrobe. Double glazed window to front.



## BEDROOM TWO

11'11 x 5'9

Double glazed window to rear.



## BATHROOM

White suite comprising of low level W.C, pedestal hand wash basin, 'P' shaped bath with glass shower screen and shower attachment over. Tiled walls. Double glazed window to rear.



### OUTSIDE - FRONT

Pathway leading to front door. Shingled either side.



### OUTSIDE - REAR

Wooden shed at the bottom. Wooden decked area. Rest laid to lawn.



### Checks For Right To Rent

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a 'Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

### Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify their accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.



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## Selling properties... not promises

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**Sheen's**  
The *Action* Agents

