



STEPHENSON BROWNE



**27 Kemble Close, Crewe
Cheshire CW2 6XN
£1,600 PCM**

This executive four bedroom detached property sits in a lovely position on the edge of the development in Wistaston. With open views to the front and a cul de sac location meaning very little traffic passing by, the property also boasts a detached garage and an electric charger point for anyone who may require such. Presented to a superb standard with quality fittings throughout and solar power panels for energy supply, the accommodation comprises entrance hall, lounge diner, conservatory, kitchen, utility, cloakroom, office (or bedroom 5) four generous sized bedrooms with en suite to the master bedroom and wardrobes to three bedrooms plus a lovely family bathroom. Outside there are gardens to the front and rear along with a decked patio area. (please note the shed in the garden will not be available) A single pet may be considered for the right tenant. Please call to arrange your viewing at your earliest opportunity.



Important notice

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask any more specific questions in any area of importance before making a formal application. Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. With the exception of shared accommodation, the tenant is responsible for council tax, water, gas and electric plus TV/media where applicable - please note we can not confirm the cost of these as they are different from person to person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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