



STEPHENSON BROWNE



**8 Ambuscade Close, Crewe
Cheshire CW1 4AN
£675 PCM**

Available 30th March 2024 - Nestled in a quaint courtyard development of only a few properties, this 2 bedroom mid mews property, offers comfortable living for a small or growing family, offering 2 car parking spaces and views of the parkland behind - comprises lounge, kitchen/diner, 2 bedrooms, bathroom and rear garden, close to retail park and town centre - sorry no cats or dogs - viewing highly recommended.



Important Notice

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask anymore 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 the 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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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