



14 Chapel Street, Kilburn DE56 0NR

£850



## Lounge

Laminate flooring, meter cupboard, neutral decor, upvc window to the front elevation, upvc door, double panel radiator.

## Dining Room

Laminate flooring, generous storage cupboard, patio doors leading to the rear of the property, neutral decor, double panel radiator.

## Kitchen / Utility

Laminate flooring, upvc window to the side elevation, range of wall and base units, space for a cooker, overhead extractor hood, stainless steel sink with mixer tap, separate utility,

## Ground floor bathroom

Panelled wall, frosted window to the rear and side elevation, white bathroom suite with overhead shower, shower screen, double panel radiator. extractor fan.

## Front bedroom

Generously sized double bedroom, new carpet flooring, upvc window to the front elevation, single light pendant, neutral decor and double panel radiator.

## Second Bedroom

Situated to the rear of the property, good sized bedroom with brand new carpets, Upvc window to the rear elevation, double panel radiator, neutral decor.

## Outside

To the front of the property there is an enclosed yard area and to the rear there is a tier open garden with parking space for two cars

MOVE IN COST - First months rent £850

BOND £500

Deposit Alternative available

Council Tax Band A

AST first 6 months after rolling contract.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

