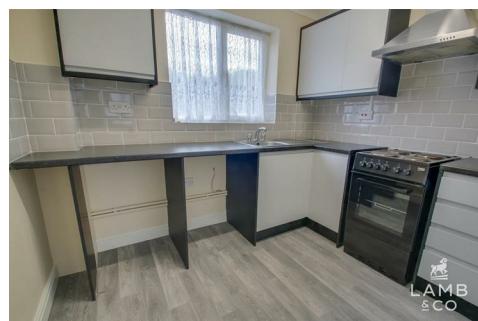
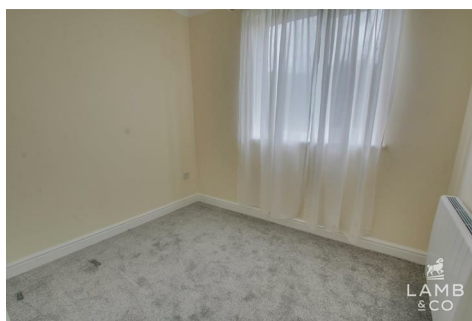




LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## CHELMER CLOSE, KIRBY CROSS, CO13 0UH

£925 PCM

Lamb and Co are pleased to advertise this newly refurbished two bedroom ground floor maisonette, which is located in Kirby Cross, Chelmer Close. This property is available now and it will come unfurnished. Contact the office to express interest.

- Available Now
- Newly Refurbished
- Council Tax Band- A
- Two bedrooms
- Off Road Parking
- Guarantor Required
- All Electric
- No Pets/Smokers
- EPC- D



## Entrance/Hallway

Communal double glazed UPVC door to flat. Wooden door to hallway. New fitted carpet. Storage heater. Doors too:

## Bedroom One



New fitted carpet. Electric storage heater. Double glazed windows to the front of the property. Items will be removed.

## Bedroom Two



New fitted carpet. Electric storage heater. Double glazed window to the rear of the property.

## Bathroom



Newly fitted bathroom. Vinyl flooring. Vanity basin with low level WC, sink with mixer tap and storage underneath. Ceramic bath with plastic side panel, shower over with glass shower screen. Partly tiled

walls. Wall hung electric heater. Double glazed window to the rear.

## Lounge



Newly fitted carpet. Electric storage heater. Double glazed window to the front of the property.

## Kitchen



Newly fitted kitchen. Eye and low level grey units with black rolled work tops. Space for washing machine and under counter fridge freezer. Electric cooker comes with the property. Stainless steel sink with mixer tap. Storage cupboard housing the hot water cylinder. Double glazed window to the rear of the property.

## Front Of The Property

Car park to the left of the property. Two parking spaces available.

## Rear Communal Areas



Communal garden area which is shared between all

four maisonettes. Washing lines and storage area.  
Separate bin cupboard.

### Agent Lettings Notes

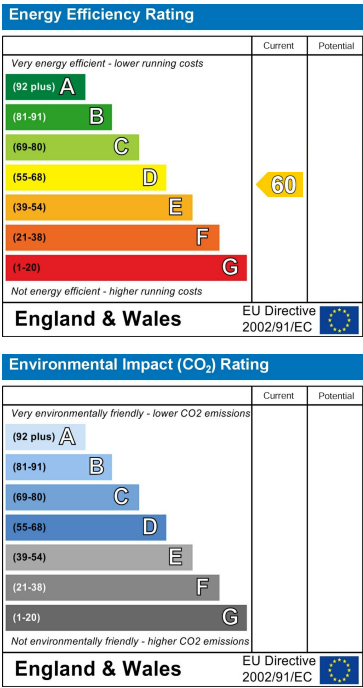
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



Map



EPC Graphs



Floorplan

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.