

3 Bedroom End Terraced for Rent - **£1,950 per month**

Wendover Way, Orpington, Kent, BR6 0US



KEY FEATURES

- THREE BEDROOM END OF TERRACE HOUSE
- LARGE LOUNGE/DINING ROOM
- FITTED KITCHEN WITH APPLIANCES
- THREE PIECE BATHROOM SUITE
- QUIET CUL DE SAC LOCATION
- WALKING DISTANCE OF HIGH STREET
- REAR GARDEN WITH PATIO
- UN-FURNISHED
- EPC RATING D
- COUNCIL TAX BAND D

Description

AVAILABLE NOW ! Situated in a quiet cul de sac location is this 3 bedroom end of terrace house comprising of an entrance porch, large lounge/dining room, modern fitted kitchen with appliances, three bedrooms all with built in wardrobes and three piece bathroom suite. To the exterior is a well maintained garden with patio and parking can be found within the cul de sac. Call Bishop Estates to arrange a viewing on 01689 873 796.

Ground Floor

ENTRANCE PORCH - Laminate flooring, wall mounted alarm box, louver cupboard housing fuse board.

RECEPTION ROOM/OPEN PLAN - 15' 3" x 14' 8" (4.66m x 4.48m) Georgian style double glazed window to front, two radiators, double glazed patio doors to rear garden.

FITTED KITCHEN - 11' 1" x 6' 9" (3.4m x 2.08m) Modern style fitted kitchen with a range of wall and base units with work tops over, part tiled walls, tiled flooring, fridge freezer, integrated slimline dishwasher, washing machine, double oven with hob over, stainless steel extractor over, double glazed window to rear, double bowl sink unit with mixer tap and drainer.

DINING ROOM - 11' 1" x 8' 5" (3.4m x 2.57m) Fitted carpet, double glazed sliding patio doors to rear garden, radiator, door to kitchen.

First Floor

FIRST FLOOR LANDING - Carpet, access to loft, airing cupboard.

BEDROOM ONE - 11' 6" x 9' 1" (3.53m x 2.77m) Fitted wardrobe cupboards, fitted carpet, radiator, double glazed Georgian style window to front.

BEDROOM TWO - 11' 1" x 8' 5" (3.4m x 2.57m) Sliding mirrored wardrobe cupboards, radiator, fitted carpet, double glazed window to rear.

BEDROOM THREE - 8' 3" x 6' 3" (2.52m x 1.91m) Fitted wardrobe cupboard, laminate flooring, radiator.

BATHROOM - Comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, carpeted floor, radiator, wall mounted vanity cupboard with mirror.

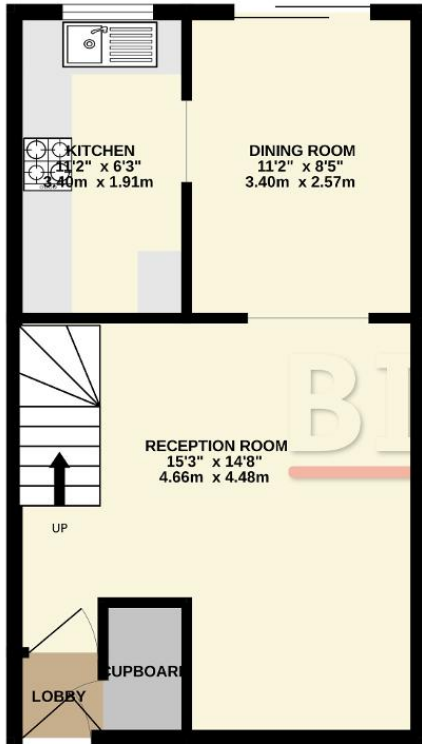
Exterior

REAR GARDEN - Patio area with steps up to lawn area, side gate, garden shed.

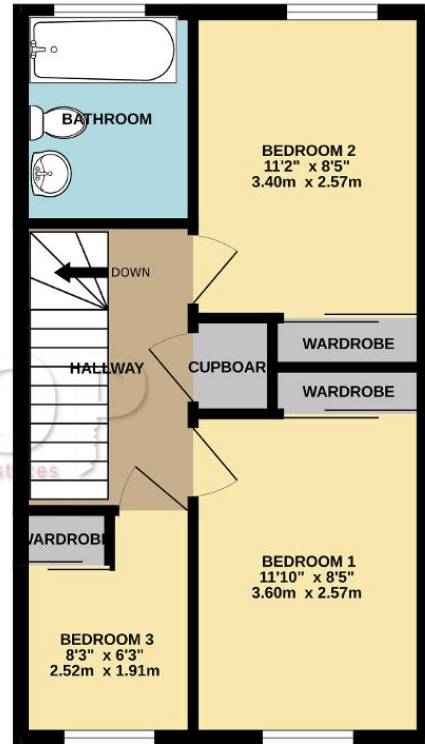




GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their

operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Not all landlords are willing to accept pets within their property and if they approve, you will require appropriate contents insurance with a pet protection clause.