

15 VICTORIA COURT
CHATBURN
BB7 4BF

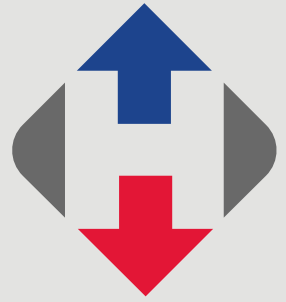
£600 pcm



- Modern end mews house
- Lounge with patio doors
- Parking for 2 cars
- Bathroom with shower
- 3 bedrooms
- Kitchen with oven & hob
- Garden to the rear
- Unfurnished

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Situated on a cul-de-sac close to the centre of this popular village within walking distance of local shops, primary school and public house.



This newly decorated end mews has an L-shaped lounge with dining area and patio doors to the garden, kitchen with oven, hob and breakfast bar, three bedrooms and three piece bathroom with shower over the bath.

Externally there is private parking for two cars to the front and an enclosed garden to the rear which overlooks the brook. Viewing is recommended.

LOCATION: Entering Chatburn from the Clitheroe direction proceed down the hill and turn left before the post office into Ribble Lane. After 200 yards Victoria Court can be found on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

OPEN PORCH: With bin store and meter cupboard, outside light, half-glazed hardwood front door to:

HALLWAY: With staircase off to the first floor, solid wood parquet flooring and coat hooks.

L-SHAPED LOUNGE WITH DINING AREA: 4.1m x 4.9m narrowing to 3.9m (13'7" x 16'1" narrowing to 12'10"); with solid wood parquet flooring, feature fireplace housing coal-effect 'Living Flame' gas fire with marble hearth and inset and mahogany surround, television point, understairs storage cupboard, window to the rear elevation, patio doors opening onto the rear garden.

KITCHEN: 3.2m x 2.6m (10'7" x 8'8"); fitted range of white wall and base units with complementary working surface and tiled splashback, integrated Neff electric fan oven, 4-ring gas hob with extractor over, one and a half bowl single drainer sink unit with mixer tap, plumbed for washing machine, breakfast bar, wall-mounted combination central heating boiler, free-standing fridge and freezer.

FIRST FLOOR:

LANDING: With loft access, overstairs storage cupboard.

BEDROOM ONE: 4.2m x 2.8m (13'8" x 9'4"); with television point, outlooks across the brook.

BEDROOM TWO: 3.3m x 2.9m (10'8" x 9'5").

BEDROOM THREE: 2.2m x 2.0m (7'2" x 6'5"); with outlooks across the brook.





BATHROOM: With 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with chrome shower tap fitment and folding glass shower screen, fully tiled walls.

OUTSIDE: 2 parking spaces to the front. Access along the side of the house leading to an enclosed rear garden with paved patio, gravelled areas, pond, timber boundary fence, well-stocked with plants & shrubs.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing.

DEPOSIT: £750.00.

COUNCIL TAX BAND B.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card.





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