

22 DOWNHAM ROAD
CHATBURN
BB7 4AU

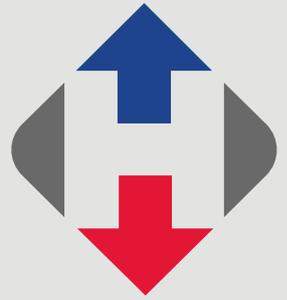
£650 per month



- Stonebuilt cottage
- Two bedrooms
- Well-presented spacious accomodation
- Sought after convenient village location
- Lounge, modern fitted kitchen
- Ground floor 3-piece shower room
- Garden forecourt
- Unfurnished. Min 12-month tenancy.

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A deceptively spacious terraced cottage located in the popular village of Chatburn, convenient for Clitheroe and the A59 yet with excellent amenities of its own including primary school, church, post office and various shops.



The property provides bright, well-presented accommodation. Comprising lounge, modern fitted kitchen, shower room and two good-sized bedrooms. Outside, there is a garden forecourt and shared cobbled yard area to the rear.

LOCATION: On entering the centre of Chatburn from the Clitheroe direction, turn right past Hudson's Ice Cream shop into Downham Road and the house can be found on the left hand side.

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

LOUNGE: 4.3m x 4.0m (14'3" x 13'2"); built-in cupboards.

KITCHEN: 3.8m max, 3.0 min x 3.1m (12'7" max, 9'10" min x 10'3"); with a range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven with 4-ring ceramic hob, plumbing for washing machine, door to the rear.

SHOWER ROOM: With 3-piece suite comprising low suite w.c., pedestal washbasin and walk-in shower cubicle.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 4.0m (14' x 13').

BEDROOM TWO: 4.2m x 2.9m (13'8" x 9'7").

OUTSIDE: Garden forecourt and communal cobbled area to the rear.





DEPOSIT: £750.00.

RESTRICTIONS: No pets and no Smokers.

EPC: The energy efficiency rating for this property is C.

COUNCIL TAX: Band A 1,463.70 (April 2024)

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. 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 or cash.





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22 Downham Road, Chatburn, BB7 4AU

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