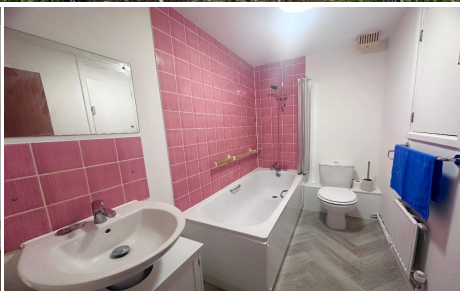


## 2 Bedroom Terraced House for Rent - £1,595 per month

Doveney Close, Orpington, BR5 3WE



### KEY FEATURES

- MID TERRACE HOUSE • MOSTLY REFURBISHED • TWO DOUBLE BEDROOMS • RECEPTION ROOM • NEWLY FITTED KITCHEN WITH APPLIANCES • DEDICATED PARKING SPACE • FRONT AND REAR GARDENS • CLOSE TO ST MARY CRAY STATION • SUITABLE FOR WORKING PROFESSIONALS • COUNCIL TAX BAND C



## Description

### AVAILABLE NOW !

A two bedroom terraced house that has recently been refurbished to include new carpets and vinyl floor coverings. There is also a newly fitted kitchen with appliances. The property comprises of two bedrooms, reception room, fitted kitchen with space for small dining table, bathroom suite and rear garden.

Please call Bishop Estates to arrange a viewing on 01689 873796.

SUITABLE FOR TWO ADULTS AND 1 CHILD.

## Location

Leaving our office in Orpington High Street, at the roundabout, take the 1st exit onto Spur Rd/A232, Turn left onto Court Rd./Orpington By-Pass/A224, Turn right onto Lower Rd, At the roundabout, take the 2nd exit onto Kent Rd

1.8, At the roundabout, take the 1st exit onto High St, Go through 1 roundabout, Continue onto Mill Brook Rd/B258, Turn right onto Station Rd

2.6, Turn left onto Main Rd, Turn right onto Brantwood Way, Turn left onto Doveney Close, Turn left to stay on Doveney Close.

Situated in a quiet cul de sac with easy access to local bus routes, St Mary Cray station and the Nugent shopping centre.

## Ground Floor

**RECEPTION ROOM - 15' 1" x 11' 8" (4.6m x 3.57m)** Double glazed bay window to front, UPVC front door, newly fitted carpet, radiator, thermostat.

**FITTED KITCHEN - 11' 9" x 9' 1" (3.59m x 2.78m)** Newly fitted Grey kitchen with a range of of matching wall and base units with work tops over, double oven, ceramic hob over, slimline dishwasher, washing machine, lino floor covering, double glazed window to rear, double glazed door to rear, radiator, stainless steel sink unit with mixer tap and drainer.

**PARKING** - Dedicated parking space.

## First Floor

**FIRST FLOOR LANDING.** - Carpet, access to loft.

**BEDROOM ONE - 11' 8" x 9' 10" (3.57m x 3m)** Double glazed window to rear, lino floor covering, wall mounted cupboard, mirrored wardrobes.

**BEDROOM TWO - 11' 6" x 9' 2" (3.53m x 2.81m)** Two double glazed windows to front, carpet, x 2 blinds, radiator.

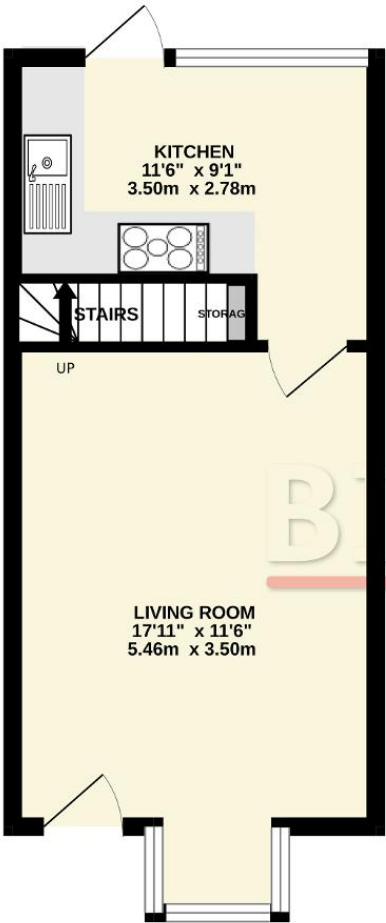


**BATHROOM** - Panelled bath with mixer tap and shower attachment, pedestal wash hand basin with vanity cupboard under, part tiled walls, low level WC, lino floor covering, radiator, storage cupboard.

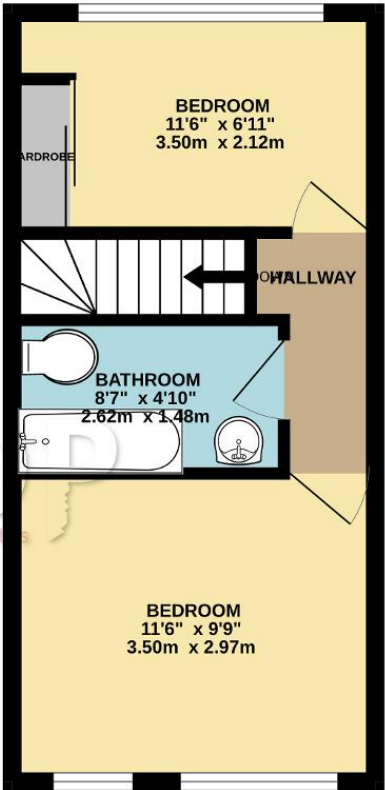
## Exterior

**REAR GARDEN** - Patio area, steps up to lawn area.

GROUND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 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		88  B
69-80	C	70  C	
55-68	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. 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