

Ibbett Mosely



16 Quebec Avenue, Westerham, Kent, TN16 1BH

TO LET

£1,300 Per Month



...a name you can trust
offices in Kent and London



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SITUATED IN A CONVENIENT LOCATION FOR THE TOWN CENTRE THIS INNER TERRACED FAMILY HOME HAS RECENTLY BEEN MODERNISED AND IS IMMEDIATELY AVAILABLE UNFURNISHED

- 3 Bedrooms
- Kitchen
- Fitted Carpets
- Bathroom
- Gas central Heating
- Two Parking Spaces
- Living/Dining Room
- Double Glazed
- Front and Back Gardens

An inner terraced three bedroom family home which has recently been updated with new kitchen and bathroom, the property has also been rewired. Available immediately the property is carpeted and has some free standing appliances which can be removed if not required.

GROUND FLOOR

Double glazed door with side window opening to

ENCLOSED PORCH

With glazed sliding door to

LIVING/DINING ROOM

An L-shaped room with double glazed windows to the front and back, cupboard under stairs, 2 radiators, wide serving hatch and stairs to first floor.

KITCHEN

Fitted to two sides with built in electric oven, hob and extractor hood. Free standing appliances including a fridge, freezer and washing machine. Base units with drawers and cupboards under and wall cupboards over. Floor mounted gas

boiler for central heating and hot water. part tiled walls, double glazed window and double glazed door to back garden.

FIRST FLOOR

LANDING

Linen cupboard with hot water cylinder and shelving. hatch to loft space.

BEDROOM 1

With radiator and double glazed window.

BEDROOM 2

With radiator and double glazed window.

BEDROOM 3

With radiator, double glazed window and fitted shelves and clothes hanging rail.

BATHROOM

With enclosed bath with separate shower over and shower screen, hand basin, radiator, part tiled walls, extractor fan and double glazed window.

SEPARATE W.C.

With double glazed window.



OUTSIDE

Off street parking to the front of the house with a small area of garden. Back garden with small patio, lawn and garden shed.

ROUTE TO VIEW

From the centre of Westerham take the A233 London Road towards Biggin Hill and Bromley, Quebec Avenue will be found at the foot of the hill on the right.



EPC Rating- D

AGENCY FEE

Referencing and administration fees apply unless otherwise stated and are non-refundable. Ibbett Mosely charge prospective tenants £100 per person plus VAT for referencing. There is also an administration charge of £150 plus VAT for the tenancy agreement plus the cost of the professional inventory which is dependent on property size.

These fees are only payable once an application is made to rent a property. Monies due before the tenancy commences include a deposit equivalent to either one and half or two months rent plus rent due until the next rent payment date.



Ibbett Mosely

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