

## HORSEPOOL HOLLOW, LEAMINGTON SPA CV31 1AW



### 2 BEDROOM SEMI DETACHED HOUSE IN THE QUIET LOCATION OF SYDENHAM.

- Semi Detached House
  - Two Bedrooms
  - Two Parking Spaces
- Newly Decorated & Carpeted
  - Gas Central Heating
  - Restrictions: No Pets
- Available: 14th April 2021
  - EPC Rating: 74 (C)

2

**Unfurnished**

**£795 PCM**

Hawkesford are delighted to offer this two bedroom semi detached house situated in this popular cul-de-sac

The property benefits from two parking spaces, newly carpeted and newly neutrally decorated. Kitchen with appliances, master bedroom with fitted wardrobes and single bedroom, rear garden.

Close to local schools and Asda.

### **Entrance Hall**

With stairs leading up to first floor and door to

### **Living Room 13'4" x 9'3" (4.076 x 2.84)**

With window to the front elevation, under stairs storage cupboard and door to

### **Breakfast Kitchen 12'9" x 7'8" (3.890 x 2.349)**

Fitted with a range of floor and wall units, gas hob, electric oven, extractor fan. Freestanding fridge and washing machine. Door leading to the garden. Further door to:

### **Groundfloor WC**

With low level WC and wash hand basin

Returning through the living room to the hallway

Stairs leading off to the first floor.

### **Bedroom One 9'7" x 9'5" (2.928 x 2.893)**

With window to the front elevation. Built-in wardrobe and further cupboard.

### **Bedroom Two 2.875 x 1.867 (0.61m.266.70m x 0.30m.264.26m)**

Single bedroom with window to the rear elevation and built-in wardrobe

### **Bathroom**

Obscure glazed window to the rear. Low level WC, pedal wash hand basin and bath with shower over.

### **Outside**

#### **To the Front**

Parking for two cars in tandem

Garden with pathway leading to the front door and around the side.

#### **To the Rear**

Paved patio area, but mostly lawn.

### **GENERAL INFORMATION LETTINGS**

To secure this property you will need to complete Reference Application Forms, available from the Leamington office or from our website. These need to be completed and submitted with the Agency Fee and you will be required to bring your passport (for all UK and Non UK residents) for us to copy.

**SUBMISSION OF THE AGENCY FEE DOES NOT CONSTITUTE A HOLDING DEPOSIT.**

### **Rent**

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).

### **Holding Deposit**

No tenant fees are payable on this property. One week's holding deposit will be required (rent x 12 / 52 - E.G. If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

### **Tax Band**

Council Tax Band "B"









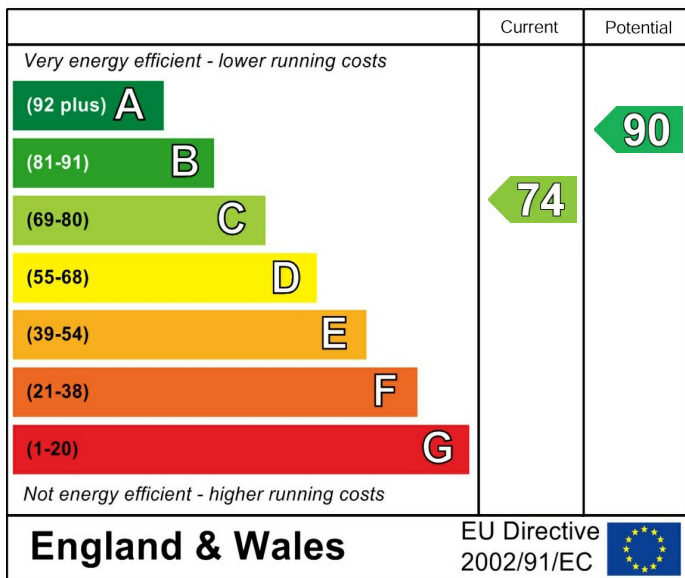








**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

