

LEAM STREET, LEAMINGTON SPA CV31 1DY



A TWO BEDROOM END TERRACED COTTAGE LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND RAILWAY STATION WITH PARKING FOR TWO CARS.

- **Semi-detached Cottage**
 - Driveway Parking
 - Breakfast Kitchen
- **Good Sized Living Room**
 - Two Bedrooms
- **Restrictions: No pets.**
- **Available: Immediately**
- **Current EPC Rating: 64 (D)**

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Unfurnished

£895 PCM

Offered through our Hawkesford branch in Leamington Spa this delightful semi-detached two bedroom house is located within walking distance of the town centre and train station with a good sized living room and breakfast kitchen with appliances and two parking spaces at the front of the property.

Front door leading to porch.

Lounge 15'4" x 18'2" (4.68m x 5.54m)

Double glazed window to the front elevation, double panel radiator to wall, mirror to wall, television and internet points.

Kitchen 16'8" x 9'4" (5.1m x 2.86m)

Two Velux windows to roof, double panel radiator to wall, range of modern high and low level units, cooker, sink, washer-dryer, integrated fridge-freezer and integrated dishwasher.

Stairs leading to landing

Bathroom 5'2" x 5'8" (1.6m x 1.75m)

Modern bath suite with bath with shower over, hand basin, low level W/C, heated chrome towel rail, mirror to wall, extractor fan.

Bedroom One 14'11" x 7'9" (4.55m x 2.38m)

Double glazed window to front elevation, double panel radiator to wall.

Bedroom Two 12'1" x 7'1" (3.69m x 2.18m)

Two double glazed windows to the side elevation, double panel radiator to wall, television point.

Council Tax

The Council tax is a band "B" from Warwick District Council.

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

Lettings Disclaimer

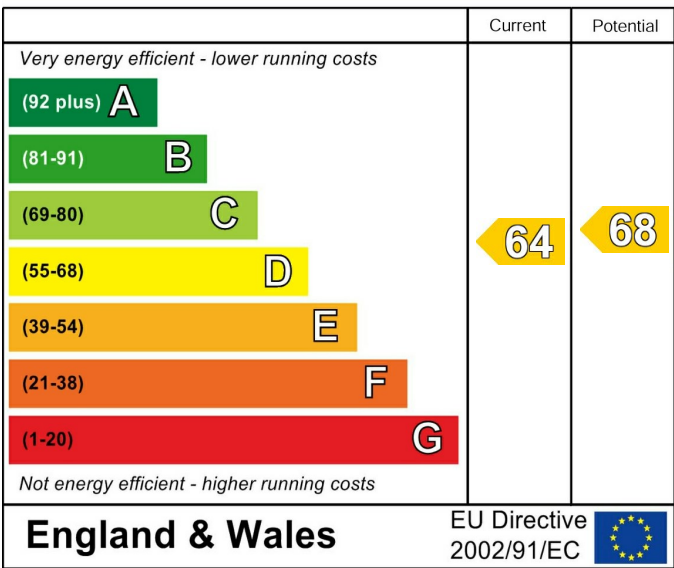
Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up.

Holding Deposit

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

