



MARGETTS

ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

64 Marlborough Drive, Sydenham, Leamington Spa, CV31 1GW
£895 pcm



****DUE TO HIGH DEMAND ALL VIEWING SLOTS HAVE NOW BEEN FILLED UNTIL FURTHER NOTICE****

A well presented, two bedroom, semi detached home with conservatory, corner gardens and garage, double glazing and gas central heating.

- Semi Detached Home
- Two Double Bedrooms
- Lounge/Dining Room
- Conservatory
- Breakfast Kitchen
- Bathroom With Shower
- Garage And Side Storage Area
- Gas Central Heating
- Deposit £1030



www.margetts.co.uk

Tel: **01926 496262**

Over 200 years of local knowledge

12 High Street, Warwick CV34 4AP

ENTRANCE HALL

With laminate flooring, under stairs storage cupboard and double panel radiator.

LOUNGE/DINER

With laminate flooring, double radiator, gas fire, TV point, telephone point, coved ceiling and doors through to the conservatory

CONSERVATORY

With double glazed windows and door to the rear.

KITCHEN

Modern design with 1.5 bowl sink unit and mixer tap, gas hob, base units under incorporating electric oven space and plumbing for Beko washing machine, undercounter refrigerator. Eye level wall cupboard for cooker hood, double glazed window and wall mounted Potterton gas fired central heating boiler

FIRST FLOOR LANDING

With access to the roof space & double glazed window. Off the landing there is an airing cupboard with slatted wood shelving.

BEDROOM 1

To the back of the property, double room with carpet, radiator and double glazed window.

BEDROOM 2

To the front of the property, small double with double glazed window and radiator.

BATHROOM

With white suite having panelled bath with a T80 Triton adjustable shower over, wash hand basin and low-level WC.

OUTSIDE

To the front of the property there is a drive and access to the garage. Garden to the rear of the property with patio and lawn and side access to garage.

No Smokers Pets Not Allowed

COUNCIL TAX BAND C

AVAILABLE IMMEDIATELY (SUBJECT TO REFERANCES)

NO SMOKING / NO PETS

MANAGED BY LANDLORDS

A Holding Deposit of no more than the equivalent of one weeks rent will be required, and, a Deposit of no more than the equivalent of five weeks rent will also be needed.

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