



## TO LET UNFURNISHED

A CHARMING TERRACED COTTAGE  
PRESENTED TO AN EXCELLENT LEVEL WITH  
SELF CONTAINED STUDIO/GUEST SUITE

HOLDING DEPOSIT: £323.07  
RENT: £1400.00 pcm  
DEPOSIT: £1615.38

NO TENANT APPLICATION FEES

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Studio / Guest suite
- Enclosed Garden
- EPC Band D

WARWICK  
£1400 PCM

## 21 CHERRY STREET WARWICK CV34 4LR

0.3 mile from Warwick Railway Station, 0.5 miles from Warwick Town centre, 2 miles from Leamington Spa centre, 2.5 miles from M40 Junction 15.

### A CHARMING TERRACED COTTAGE PRESENTED TO AN EXCELLENT LEVEL WITH STUDIO/GUEST SUITE.

Viewing strictly by appointment

Tel: 01926 640 498  
lettings@colebrookseccombes.co.uk

**Warwick** town centre offers a wide range of restaurants, bars, shops and facilities. Within a short walking distance there are superstores, railway station, sports, leisure and education facilities. Cherry Street is a charming one-way street of traditional terraced cottages with parking either side.

**21 Cherry Street** has been decorated and presented to an excellent standard, with period colours and finishes. In addition to the charming two-bedroom cottage, within the walled rear garden a detached studio/guest bedroom suite offers additional accommodation.

#### THE GROUND FLOOR

**Dining Room** 3.34m x 3.66m (10'11" x 12') with front door and outlook to Cherry Street. Ornamental cast iron fireplace with built-in storage to chimney recess and wood effect flooring. Inset coconut matting to front door. Part-glazed door continues to **Sitting Room** 3.66m x 2.70m (12' x 8'10") with outlook to the rear of the property, wood effect flooring and staircase rising to first floor. **Kitchen/Breakfast Room** 6.21m x 1.92m (20'4" x 6'3") with double aspect to side and rear of the property. Fitted with a range of matching wood faced kitchen units to opposite walls, under marble effect worktops. Inset stainless steel single bowl single drainer sink with mixer tap, inset four ring electric hob with extractor hood over, built-in single electric oven with microwave over. Integrated high-level fridge with separate freezer under, built-in washing machine and integrated dishwasher. Wall mounted gas fired boiler, breakfast bar, tiled floor, picture window to rear garden.

#### THE FIRST FLOOR

**Landing** with access to loft space. **Bedroom One** 3.65m x 3.31m (11'11" x 10'10") maximum into chimney recess. Built-in double wardrobe cupboard and outlook to the front. **Bedroom Two** 3.65m x 1.95m (11'11" x 6'4") double aspect to side and rear of the property. **Bathroom** fitted with roll-top double ended

ball and claw bath with mixer tap, close coupled WC, wash hand basin set to vanity unit with storage under and fully enclosed shower cubicle with glazed sliding doors, tiled floor, obscured glazed window and towel radiator.

#### OUTSIDE

A private passageway from Cherry Street provides a covered storage area and opens to rear garden with decked seating area adjoining the rear of the property and step up to small lawn with planted flowerbeds and gravel seating area. Outside light, power and water supply. **Studio/Guest Suite** with front door opening to guest room/studio 5.83m x 2.75m (19'1" x 9') with outlook to side and door to garden. Fitted with U-shaped worktop returning to the centre of the room with breakfast bar. Stainless steel sink with mixer tap, built-in high-level oven and integrated dishwasher. Shower Room fitted with large shower cubicle with fixed glazed screen and wall mounted electric shower, close coupled WC and wash hand basin set to vanity unit. Tiled floor, radiator and extractor fan.

#### GENERAL INFORMATION

Directions: CV34 4LR  
From the High Street, proceed North-East down Smith Street into Emscote Road where Cherry Street will be found on the left-hand side. What3 Words ///first.rises.stray

#### Services

Mains water, drainage, gas and electricity are connected to the property. Ofcom Broadband availability: Superfast. Ofcom Mobile coverage: 3, EE, O2 & Vodafone.

#### Council Tax

Payable to Warwick District Council. Listed in Band C

#### Energy Performance Certificate

Current: 59 Potential: 111 Band: D

#### Tenancy

The property is available to let for a period of 12 months at a rent of £1400 per calendar month exclusive of council tax, water rates, electricity, telephone, internet and gas charges.

#### Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

#### Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events. Parking is onstreet with annual resident's permit (£25 per car).

#### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

CS2228/16.05.2024