

WEST STREET, WARWICK CV34 6AH



LOCATED WITHIN WALKING DISTANCE OF WARWICK TOWN CENTRE, THIS DELIGHTFUL COTTAGE RETAINS MANY OF THE ORIGINAL FEATURES. INTERNAL VIEWING HIGHLY RECOMMENDED.

- Terraced property
- Dining/Reception hall
- Ground floor shower room
- Bedroom with original beams
- Study/cot room (half size bedroom)
- Restrictions: No smoking. No pets.
 - Available: Immediately
 - Current EPC Rating: 54 (E)

Hawkesford are delighted to bring to the market this period cottage within walking distance of the town centre and castle.

With accommodation comprises; Dining reception hall, kitchen with some appliances, ground floor shower room, living room, double bedroom and study/cot room, gardens to the rear maintained by the landlord.

Dining Hall 9'11" x 7'1" (3.042m x 2.181m)

Having neutral carpet and décor, two light points to ceiling, white uPVC double glazed panel looking out on to patio area, gas central heating radiator. Leading off:

Kitchen 14'8" x 5'9" (4.492m x 1.767m)

Neutral décor, original tiled flooring, white uPVC double glazed windows to rear and side elevations, chrome light point to ceiling. The kitchen is fitted with a range of base units being wooden fronted and painted cream, work surface is marble effect melamine, gas double oven with hob, washing machine, built in stainless steel sink with matching drainer and fridge.

From the Dining Room:

Inner Hallway

Having neutral carpet and décor, wealth of original beams, light point to wall. White painted doors leading into:

Shower Room

Having neutral flooring and décor, obscure glazed wooden framed window to side elevation with secondary glazed panel, light point to ceiling. Pink pedestal wash hand basin, pink low level WC, fully tiled walk in shower, gas central heating radiators.

Living Room 12'9" x 12'5" (3.890m x 3.808m)

Neutral carpet to floor, neutral décor to walls and ceiling, wooden framed window to front elevation with secondary glazed panel, sill length lined curtains, wealth of original beams, brick feature fireplace, gas central heating radiator, light point to ceiling. Storage area below stairs. Original wooden door with wrought iron fittings housing further storage and fuse box.

Stairs leading up from living room to:

Galleried Main Bedroom 12'10" x 15'10" (3.926m x 4.844m)

Neutral carpet to floor, neutral décor to walls and ceiling, wealth of original beams, light point to ceiling, gas central heating radiator, original wooden framed windows with secondary glazed panel to front and rear elevation. Large storage area. Wooden door leading to:

Bedroom Two 5'6" x 11'1" (1.686m x 3.384m)

Neutral carpet to floor, neutral décor to walls and ceiling, original beams, gas central heating radiator, original window to front elevation with secondary glazed panel, light point to ceiling, wooden door housing walk in wardrobe having neutral carpet and decoration, light point to ceiling, hanging rails, shelving area.

OUTSIDE

To the rear there is a good sized communal garden shared with the house next door and is maintained by the Landlord.

Council Tax

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

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

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

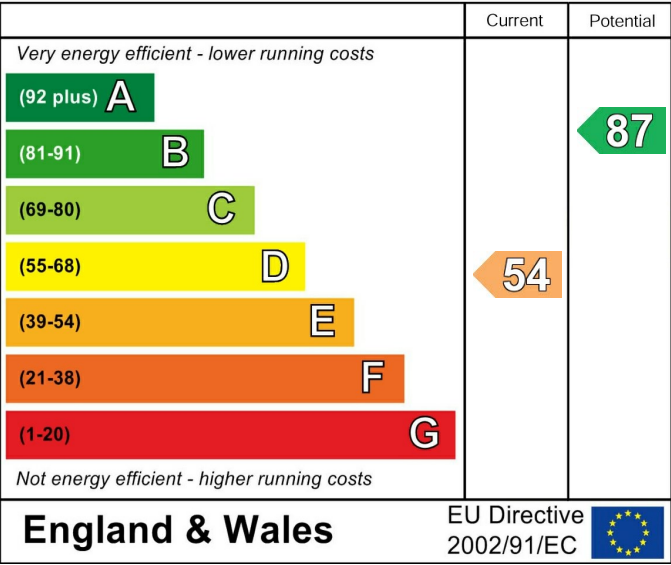
The Holding Deposit for this property is £160.00

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).



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

