

VICTORIA STREET, WARWICK CV34 4JT



AN ATTRACTIVE AND IMPROVED THREE BEDROOM VICTORIAN TERRACE PROPERTY. CONVENIENT FOR THE TOWN CENTRE AND ALL LOCAL AMENITIES. INTERNAL VIEWING IS HIGHLY RECOMMENDED

- Attractive Victorian terrace
 - Original features
- Three good sized bedrooms
 - Available: Immediately
- Restrictions: Pets by arrangement. Maximum two sharers.
 - EPC: D (62)

Accommodation comprises;

Entrance hall, living room with gas fired wood effect, wood burning stove, dining room, kitchen with appliances, fitted bathroom with electric shower over. First floor landing, double bedroom one, double bedroom two and good sized single bedroom three. Rear garden.

Entrance Hall:

Having neutral carpet and decor, light point to ceiling, gas central heating radiator, wooden door leading in to :

Living Room: 12'1" x 10'5" (3.686 x 3.180)

With original bay window to front elevation, neutral carpet and décor, gas central heating radiator, light point to ceiling and gas effect wood burning stove.

Dining Room: 10'10" x 12'0" (3.305 x 3.663)

With glazed wooden framed door to rear elevation, neutral carpet and décor, gas central heating radiator, light point to ceiling, original wooden door housing useful storage.

Fitted Kitchen: 9'4" x 7'6" (2.838 x 2.288)

With one single and one double window to side elevation, tile effect lino to floor, neutral décor, kitchen is fitted with a range of base and wall units with white frontages and brushed chrome handles and black granite effect work surface, fridge freezer, double electric oven, gas hob, dishwasher and one and a half bowl stainless steel sink with matching drainer, 2 light points to ceiling and a gas central heating radiator.

Small utility area with a continuation of flooring and décor with washer dryer and boiler

Bathroom: 5'1" x 6'11" (1.539 x 2.098)

With obscure glazed window to rear elevation, tile effect lino to floor, neutral décor, gas central heating radiator, white low level WC, white pedestal wash hand basin, white bath with electric shower over.

First Floor

Landing:

Having access to loft space, storage unit.

Bedroom One: 12'8"m x 12'0" (3.855m x 3.66)

With 2 sash windows to front elevation, neutral carpet and décor, gas central heating radiator, light point to ceiling and two double half obscure glazed wardrobes

Bedroom Two: 12'1" x 8'7" (3.683 x 2.619)

With sash window to rear elevation, neutral carpet and décor, gas central heating radiator, light point to ceiling and mirror fronted double wardrobe .

Bedroom Three; 7'6" x 9'4" (2.285 x 2.844)

With sash window to rear elevation, neutral carpet and décor, gas central heating radiator and light point to ceiling

Outside:

Enclosed rear

Council Tax

The Council tax is a band C 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.

Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of the rent plus £150. e.g. A rent of £1000 would mean the deposit required would be £1150

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. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings 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. Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

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)



