

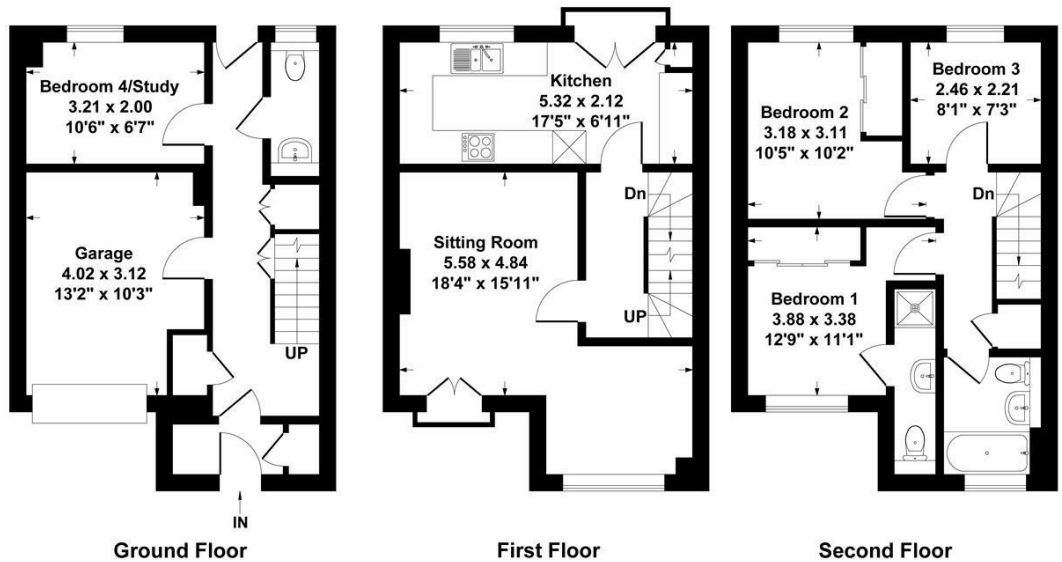


63 HAMMOND GREEN

WELLSBOURNE, CV35 9EY

£1,500 PER MONTH

Set on the outskirts of the desirable village of Wellesbourne, is this well presented and spacious four-bedroom property. Set over three storeys and with great versatility throughout, this lovely home has much to offer its next owners.



Ground Floor Approx Area = 23.96 sq m / 258 sq ft
First Floor Approx Area = 37.33 sq m / 402 sq ft
Second Floor Approx Area = 37.33 sq m / 402 sq ft
Garage Approx Area = 12.24 sq m / 132 sq ft
Total Area = 110.86 sq m / 1194 sq ft
 Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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