

OAKLEY DRIVE, WARWICK CV34 7AY



- **VIEWING CAPACITY REACHED**
- **Two Bedrooms with built in Wardrobes**
 - **Large driveway**
 - **Restrictions: No pets**
- **Available 20th May 2024**
 - **EPC: 82 (B)**
 - **Fitted Kitchen**
 - **Unfurnished**

2 BEDROOMS

£1,150 PER CALENDAR MONTH

This mid-terraced TWO bed property in the heart of Warwick Gates has great links to both Leamington and Warwick. Accommodation comprising; Kitchen, living/dining room with French doors leading to the garden and downstairs W/C on the ground floor. On the first floor two double bedrooms, both with built-in wardrobes and a master ensuite.

With modern fixtures and fittings this property is Ideal for a couple or young family. Also includes a garage and driveway parking for two cars. Unfurnished

Kitchen

Integrated appliances including fridge freezer, washing machine, dishwasher and electric oven, gas hob with extractor. Window to front.

Living room 14'9" x 15'5" (4.5 x 4.7)

Large open space with double doors opening onto garden. Window to side. Door to storage space under stairs.

Downstairs WC

Low level WC. Pedestal wash hand basin.

Bedroom One 14'8" x 9'2" (4.49 x 2.81)

Double and single window to rear elevation. Built in wardrobe. Door to En suite.

En suite

Spacious walk in shower. Low level WC. Pedestal wash hand basin.

Bedroom Two 8'2" x 9'2" (2.51 x 2.8)

Mirrored double built in wardrobe to be installed. Window to front elevation

Bathroom

Shower over bath. Low level WC. Pedestal wash hand basin.

Garden

Slabbed area at front then grass. Side gate leading to driveway and garage. Shed behind garage.

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)

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.

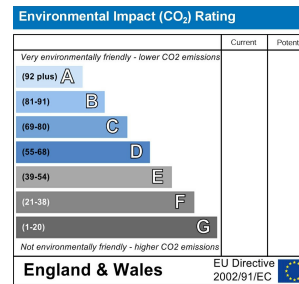
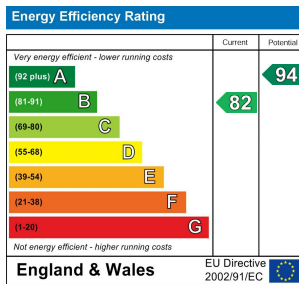
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Tax Band

Council Tax Band 'C'

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).



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