

ARAGON DRIVE, WARWICK CV34 6LR



- **REFURBISHED DETACHED HOME**
 - **BRAND NEW KITCHEN**
 - **Lovely Rear Garden**
 - **BRAND NEW BATHROOM**
 - **Two Reception Rooms**
 - **THREE BEDROOMS**
 - **Sought After Location**
 - **A Cat Considered**
 - **UNFURNISHED**

3 BEDROOMS

£1,625

A REFURBISHED THREE BEDROOM DETACHED IN THIS SOUGHT AFTER LOCATION, The property has two reception rooms, BRAND NEW KITCHEN, three bedrooms and BRAND NEW BATHROOM, outside you have rear garden, garage and ample parking.

Located off the Myton Road so ideal for the schools also easy commute to Warwick and Leamington Spa.
UNFURNISHED

Entrance Hallway

Via front entrance door

Down Stairs WC

Low Level WC, wash hand basin with cupboard below, window to front aspect

Living Room

Window to front aspect, feature fireplace, wall mounted radiator, storage cupboard

Dining Room

Window to rear aspect, wall mounted radiator

Fitted Kitchen

Brand New Kitchen comprising Oven, hob and microwave integrated, brand new fridge/freezer, slimline dishwasher. ample storage space, door to garden

First Floor Landing

Access to Loft Space, airing cupboard

Bedroom One

Window to front aspect, built in wardrobes, wall mounted radiator

Bedroom Two

Window to rear aspect, wall mounted radiator

Bedroom Three

Window to front aspect, wall mounted radiator

Bathroom

Refitted with bath and shower over, low level WC, inset wash hand basin, bathroom cabinet with built in shaver light point.

Outside

Rear Garden; Paved patio area, laid to lawn garden, garden shed, door to garage

Garage has power and lighting, brand new washing machine, tumble dryer

Front Garden

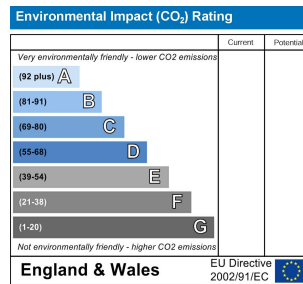
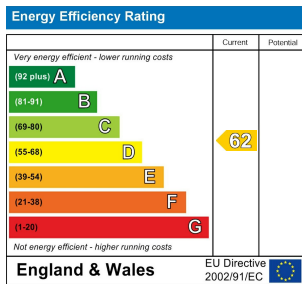
Lettings Disclaimer

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 Robert West 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.

Tax Band

The Council Tax Band is



www.hawkesford.co.uk t: 01926 430 553 f: 01926 430538 e: leamington@hawkesford.co.uk