

BRUNSWICK STREET, LEAMINGTON SPA CV31 2EJ



AN EXTENDED AND IMPROVED THREE BEDROOM SEMI DETACHED HOUSE OFFERED ON AN UNFURNISHED BASIS

- **EXTENDED SEMI DETACHED HOME**
 - **Three double bedrooms**
 - **Gas Central Heating**
- **Open plan, Living, Dining & Fitted Kitchen**
 - **Bedroom 4/Study**
 - **Restrictions: No pets**
 - **AVAILABLE NOW**
- **SORRY NO SHARERS**
- **LOVELY REAR GARDEN**

4 BEDROOMS

£1,650 PCM

This semi detached house is presented in very good order with internal viewing highly recommended.

Three good size bedrooms, open plan living / dining / kitchen and further separate reception room/Bedroom Four. Parking for several cars on the driveway. Garden has a pond, water feature and shed.

Ideal location for Leamington town centre, Heathcote Industrial Estate and Warwick Technology Park.

Entrance hall

With understairs storage cupboard, further cupboard housing meters

Reception Room/Bedroom

To the front of the property, feature fireplace, door leading onto

Ground Floor Shower Room

Fitted shower room, with walk in shower cubicle. Low level wc and wash hand basin integrated with vanity unit, mirrored medicine cabinet, heated towel rail

Living / Dining Area

Open plan area with hidden storage in the surround, Electric fireplace. Step down to dining room with doors opening out onto the garden.

Comes with sofas and coffee table

Underfloor heating

Kitchen

fitted with built-in floor and wall units with marble work surfaces, integrated washing machine, tumble dryer and dishwasher. Free standing appliances, gas cooker, fridge / freezer, Door leading onto the garden and underfloor heating.

Stairs and landing

Leading to the first floor with window to the side elevation

Bathroom

With window to the front elevation, bath with shower over, low level wc and built-in vanity unit with wash hand basin

Bedroom One

With window to the front elevation. Built-in wardrobes and bedroom furnishings

Bedroom Two

With window to the rear elevation, bedroom furnishings

Bedroom Three

Built-in wardrobes, bookcase and bed

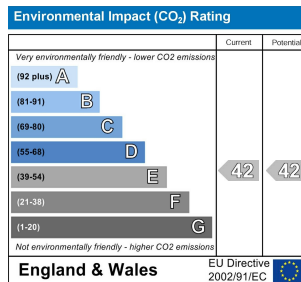
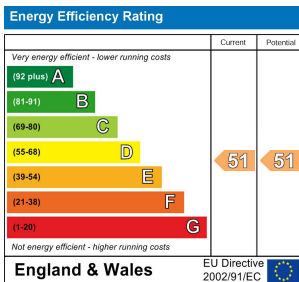
Outside

To the front; hard landscaped driveway providing parking for three cars

To the rear; lovely rear garden with water feature and pond. Mainly laid to lawn, with covered over BBQ area and garden shed

Tax Band

Council Tax Band "C" from Warwick District Council



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