

COVENTRY ROAD, WARWICK CV34 4LD



- Town Centre Location
- **TWO DOUBLE BEDROOMS**
 - Living/Dining Room
 - Private Rear Garden
 - Parking Space to Front
 - Available: August 23rd
- Current EPC Rating: 60 (D)
 - Restrictions; No Pets
- **VIEWING RECOMMENDED**
 - **FURNISHED**

2 BEDROOMS

£1,100 PCM

A TWO DOUBLE bedroom furnished townhouse situated next to Warwick train station and within walking distance from Warwick town centre.

It comprises; a fitted kitchen, living/dining area, cloakroom and upstairs are two double bedrooms and a bathroom, and it benefits from a rear garden and a parking space.

FURNISHED and available around 23rd August 2024

Front entrance door to

Through hall

Cloakroom

Pedestal wash hand basin, low level wc, electric panel heater.

Kitchen 11'5 x 6'5 (3.48m x 1.96m)

Modern contemporary light wood fitted wall and base units incorporating integrated Zanussi electric oven and hob, Bosh dishwasher, Zanussi washing machine and a large Zanussi fridge/freezer.

Living/Dining Room 15'9 x 13'3 (4.80m x 4.04m)

Double door to rear garden. Electric panel heater.

Stair from hall to landing

Electric panel heater AIRSpace.

Bedroom 1 (rear) 13'3 x 9'9 (4.04m x 2.97m)

Range of built in wardrobes, electric panel heater, double glazed window to rear elevation.

Bedroom 2 (front) 13'3 x 8'8 (4.04m x 2.64m)

Airing cupboard. Electric panel heater. Two double glazed windows to front elevation.

Bathroom

Fitted with white suite, comprising panelled bath with mixer tap, shower and screen, pedestal wash hand basin, low level wc, electric panel heater.

Rear garden

Private, enclosed and hard landscaped.

Parking space to front

Tax Band

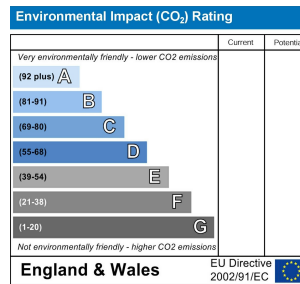
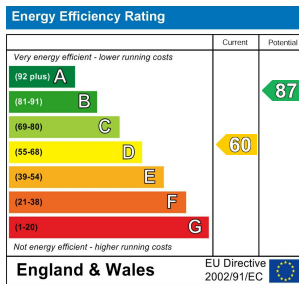
Council Tax Band: "C" from Warwick District Council

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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)



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