

NEW STREET, LEAMINGTON SPA CV31 1HP



A WELL PRESENTED TERRACE HOUSE SITUATED IN THIS POPULAR AREA OF LEAMINGTON SPA. THE PROPERTY BENEFITS FROM A WEALTH OF ORIGINAL FEATURES.

- **TWO BEDROOM VICTORIAN HOME**
 - Two Reception Rooms
- **WALKING DISTANCE TO TOWN CENTRE**
 - Courtyard garden
- **AVAILABLE EARLY OCTOBER 2024**
 - Restrictions: No smoking
 - Current EPC Rating: E (48)
- **LOFT ROOM IDEAL FOR STUDY/GAMES ROOM**
 - **VIEWING RECOMMENDED**
 - **PET BY ARRANGEMENT**

2 BEDROOMS

£1,250 PCM

Hawkesford are pleased to offer this delightful two/three double bedroom Victorian terraced house within walking distance of the town centre and train station.

With accommodation arranged over four floors the property benefits from; cellar, living room, dining room, fitted kitchen, TWO double bedrooms, bathroom with shower, separate wc, study/games room to the second floor. Garden to the rear. Some original features including fireplaces.

UNFURNISHED

Hall

With wooden flooring and door leading to the Living room and dining room

Living room 11'4" x 11'11" (3.46 x 3.64)

With bay window to the front elevation and feature ornamental fireplace

Dining room 11'6" x 11'11" (3.52 x 3.64)

With window to the rear elevation. Feature ornamental fireplace and door leading to the

Kitchen 12'11" x 8'0" (3.94 x 2.46)

With door to the garden. Fitted with a range of floor and wall and appliances to include; washing machine, tumble dryer, gas hob and electric oven, fridge/freezer, extractor fan and dishwasher. window to the side elevation

Bathroom

With wooden flooring, bath with shower over, pedestal wash hand basin, low level wc and window to the rear elevation

Separate Wc

Further separate with wc

Bedroom Two 7'10" x 11'10" (2.41 x 3.63)

With window to the rear elevation, feature fireplace and built in cupboards

Bedroom One 14'8" x 12'0" (4.49 x 3.66)

To the front elevation with two windows and feature fireplace

Study / Occasional Bedroom 10'7" x 11'6" (3.23 x 3.51)

Located on the third floor with velux roof light and storage to the eaves.

Garden

To the rear with paved patio area. Outside storage and raised grass area. Gate to the rear.

Cellar 13'7" x 11'6" (4.15 x 3.52)

With window to the front elevation. Radiator and storage cupboard

Measurements

The measurements are taken to the widest point in each room and approx

Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of the rental amount plus £150. e.g. A rent of £1000 would mean the deposit required would be £1150. The amount payable including for rent and deposit would be £2150.

Tax Band

Council Tax Band "C" from Warwick District Council

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.

Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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