

UPPER HOLLY WALK, LEAMINGTON SPA CV32 4JH



THIS WELL PRESENTED HOUSE IS IDEALLY SITUATED FOR LEAMINGTON TOWN CENTRE AND NEWBOLD COMYN WITH GREEN AREA TO THE FRONT. TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM AND GARAGE EN-BLOC.

- **SOUGHT AFTER LOCATION**
 - **THREE BEDROOMS**
 - **Garage en-bloc**
- **Within walking distance of the town**
 - **Gas central heating**
 - **Fitted Kitchen**
 - **EPC: 52 (E) Ctax D**
- **Availability: Middle October 2024**
 - **Viewing Recommended**

3 BEDROOMS

£1,400 PCM

Situated in this popular location with open green to the front of the property, but within walking distance of Leamington Town Centre and Newbold Comyn. Presented in excellent order with internal viewing recommended.

THREE BEDROOMS, GARAGE AND GARDEN
AVAILABLE MIDDLE OF OCTOBER 2024

Entrance Hall

Front door giving access to the entrance hall with doors to

Ground Floor WC

Fitted with a white low level wc and wash hand basin

Living / Dining Room 8'0" x 24'11" (2.45 x 7.61)

Measurements taken at the narrowest and longest points respectively. With bay window to the front elevation, feature fireplace with electric fire, with door leading on to the garden. Obscure glazed door leading onto

Kitchen 7'7" x 9'0" (2.33 x 2.75)

Fitted with a range of floor and wall units with free standing fridge / freezer, washing machine and built-in gas hob and electric oven. Door to pantry and further door giving access onto the rear garden.

Landing

With access to all room and storage cupboard

Bedroom One 9'1" x 14'11" (2.79 x 4.57)

With window to the front elevation, built-in double wardrobe

Bedroom Two 9'5" x 9'9" (2.89 x 2.99)

With window to the rear elevation, built-in double wardrobe

Bedroom Three 6'11" x 7'11" (2.11 x 2.42)

With window to the front elevation, over stairs storage cupboard

Bathroom

With obscure glazed window to the rear elevation and fitted with a white suite to comprise; bath with shower over, pedestal wash hand basin, low level wc and heated towel rail

Garden

To the front; having paved pathway leading to the front door. mainly laid to lawn

To the rear; having paved patio area to the house and side with shed, pathway leading down to the garden to the rear access. Mainly laid to lawn with borders containing shrubs and trees.

Garage

Situated on en-bloc (at the end of the row of three next to grass)

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.

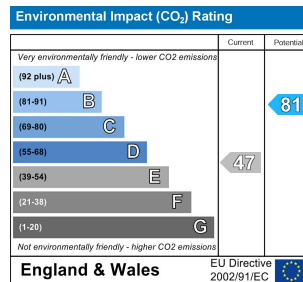
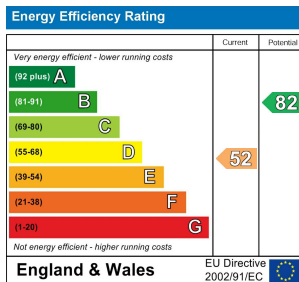
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Holding Deposit

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)

Tax Band

The Council Tax Band is



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