

## BRIDGE END, WARWICK CV34 6PD



**THIS BEAUTIFUL, GRADE 2 LISTED, COTTAGE, SITUATED IN THE HEART OF ONE OF THE MOST PRESTIGIOUS STREETS IN WARWICK IS AN EXCELLENT EXAMPLE OF TUDOR ARCHITECTURE.**

- **GRADE II LISTED COTTAGE**
- **Prestigious Edge of Town Location**
  - **Three Large Reception Rooms**
    - **Breakfast Kitchen**
  - **TWO DOUBLE BEDROOMS**
    - **Attractive Rear Garden**
- **AVAILABLE MIDDLE OCTOBER 24**
  - **Restrictions: Sorry No Pets.**
    - **Bathroom With Shower**
  - **VIEWING RECOMMENDED**

**2 BEDROOMS**

**£1,400 PCM**

This property is the quintessential Grade 2 Listed English cottage on one of the most prestigious sought after streets in Warwick. This cottage exudes charm with generous room sizes throughout the property and attractive gardens to the front and rear.

Accommodation in brief; lounge, dining room, 3rd reception room, garden room, breakfast kitchen. To the first floor there are two generous double bedrooms and a family bathroom. To the front and rear are attractive gardens with the rear garden benefiting from an outbuilding as well.

Available Now

### **Lounge 10'5"×13'8" (3.178×4.184)**

From the front of the property you enter straight into the lounge, There is carpet to floor, neutral decor to the walls and ceiling, there is a brick hearth, surround and mantle as a prominent feature in this room. There is a single glazed window to the front elevation with a gas central radiator below. To the left of the fireplace there is a built in cupboard to full height providing useful storage. There is also an under stairs cupboard providing more storage. There are solid wooden doors leading to the inner hallway and dining room. Original beams to ceiling, light points to ceiling with various electric sockets.

### **Dining Room 10'3"×16'4" (3.144×4.991)**

The natural brick fireplace and parquet flooring is a real feature of this light filled room. There is neutral decor to the walls and ceiling and a single glazed window to the front elevation, with a gas central heating radiator below, light point to ceiling and various electric sockets.

### **Inner Hallway**

Carpeted to floor, neutral decor to the walls and ceiling, carpeted stairs leading to first floor landing, solid wooden doors leading into the kitchen and further reception room.

### **Kitchen 14'11"×8'1" (4.553×2.477)**

Tiled to floor and fitted with a range of wall and base units in a cream shaker style with a butcher block work surface and a terracotta tile splashback. There is an integrated double oven with gas hob and extractor above. There is an under counter fridge, dishwasher and washing machine. There is a window to the rear elevation overlooking the beautiful rear garden with sink below. Gas central heating radiator with fitted shelving above providing tons of useful storage. Door leading out onto rear garden Various electric sockets, exposed beams throughout the room showing the original features of the property.

### **Reception Room 3 15'5"×9'11" (4.706×3.029)**

Carpeted to floor, neutral decor to the walls and ceiling, exposed original beams to ceiling and wall, single glazed window to rear elevation and sliding patio doors leading out onto the conservatory. Two gas central heating radiators and either end of the room with a wooden shelf above. Light points to high level. Open beamed archway leads into a lovely nook which could be used as work space or a reading space.

### **Garden Room**

#### **First Floor Landing**

Carpeted stairs lead up to the first floor landing, which has a continuation of the carpet, neutral decor to the walls and ceiling and solid painted wooden doors leading to all rooms. Single glazed window to the rear elevation, white washed beams to ceiling.

### **Bedroom 2 9'9"×12'0" (max measurements (2.98×3.659 (max measurements)**

Carpeted to floor, neutral decor to the walls and ceiling, single glazed window to the front elevation, gas central heating radiator. Various electric sockets.

### **Master Bedroom 10'5"×17'2" (3.2×5.236)**

Carpeted to floor, neutral decor to the walls and ceiling, gas central heating radiator, window to front elevation. Built in full height cupboard with inset shelving providing useful storage. Various electric sockets.

**Family Bathroom 9'7"\*7'9" (max measurements) (2.936\*2.384 (max measurements))**

Carpeted to floor, neutral decor to the walls and ceiling, gas central heating radiator with towel rail above. Obscure glazed window to rear elevation. Room is fitted with a pedestal wash hand basin with mirror, shelf and shaver point above, low level W/C with vanity cupboard above, wood panel bath with shower attachment and electric shower over. Large built in cupboard providing useful storage.

**Outside**

To the front there is an attractive garden with a paved pathway running down the middle leading to the front door.

To the rear there is an beautiful, private, secluded garden which leads off the conservatory and kitchen. There is a paved patio area which leads to two sections of lawn that are parted by a winding stone pathway which leads to the end of the garden and the rear gate at the bottom of the property.

**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  $£750 \times 12 / 52 = £173$ )



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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