

## SPRING POOL, WARWICK CV34 4UR



- **TWO BEDROOM TERRACED**
  - Allocated parking space
  - Two Double Bedrooms
  - Close To Town Centre
    - Rear Garden
    - Fitted Kitchen
    - Unfurnished
- Close Proximity to Town Centre

**2 BEDROOMS**

**£1,100 PCM**

Deceptively spacious 2 Bedroom home. Fitted kitchen with washing machine, fridge, electric oven & hob. Spacious lounge / dining area with plenty of natural light. French doors leading to 3 level terraced garden. Two very well proportioned double bedrooms, bedroom 2 with generous built in storage. Modern bathroom with traditional 3 piece suite and shower over the bath. Very good condition throughout.

Allocated parking to the front.

Close proximity to town center. public transport links, local amenities and schools.

Immediately available

### **Living room 14'9" x 12'2" (4.5 x 3.72)**

Window and doors to Rear. Breakfast bar to kitchen. Doors open onto garden area.

### **Kitchen 5'6" x 10'2" (1.7 x 3.10)**

Under table fridge freezer. Washing machine. Electric oven and hob with extractor. Cupboard and draw space.

### **Under stairs cupboard**

Separate freezer for extra space.

### **Bedroom One 9'5" x 12'2" (2.88 x 3.73)**

Neutral colored walls. Windows to rear. Double room.

### **Bedroom Two 8'9" x 9'11" (2.68 x 3.04)**

Neutral colors. Window to front. Double room.

### **Bathroom**

Low level WC. Wash hand basin with storage below. Shower over bath.

### **Airing cupboard**

Boiler. Shelving for storage.

### **Garden**

Garden is on 3 tiers. Slabbing. Washing line.

### **Tax Band**

Council Tax Band 'C'

**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)

**Exterior**





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC