

New Homes
Lettings
Commercial

# **LANCASTER WAY, LEAMINGTON SPA CV31 2BF**



- Modern End Terrace
- Two Allocated Parking Spaces
  - Downstairs WC
- · Garden with spacious side plot
  - AVAILABLE 31ST MAY 2025
    - Restrictions: NO PETS
      - EPC: 82 (B)
  - VIEWING RECOMMENDED
    - REAR GARDEN

2 BEDROOMS £1,250 PCM

A FANTASTIC MODERN TWO DOUBLE BEDROOM END TERRACE PROPERTY WITH TWO ALLOCATED PARKING SPACES IN THIS POPULAR LOCATION, IDEALLY LOCATED FOR THE M40 NETWORK AND BOTH LEAMINGTON SPA AND WARWICK.

EARLY VIEWING RECOMMENDED, LOVELY GARDEN, AVAILABLE 31ST MAY 2025

#### WC

With light point, radiator, sink, WC and double glazed window to front aspect.

# **Entrance Hallway**

Providing access to WC, stairs and living room, light point to ceiling and radiator.

# Living Room 14'9" x 9'5" (4.51 x 2.89)

Spacious and light room, with double glazed windows to front aspect, light point to ceiling, radiator and under stair storage cupboard.

#### Garden

Good sized garden mostly laid to lawn, with some patio area providing space for seating, There is also excellent and further garden space to the side of the property also allowing access to the front and car spaces.

#### **Bathroom**

Well appointed modern bathroom, benefiting from a double glazed window to side aspect, WC, sink, light point to ceiling, heated towel rail, bath and shower.

#### **Front**

Accessed via a private path with front garden. There is side access to the property also.

# Kitchen/Diner 12'8" x 8'2" (3.88 x 2.49)

Running adjacent to the living room, another very light and airy room. Benefiting from double glazed windows to the rear aspect and double glazed patio doors leading to the rear garden. With space for a dining room table and chairs, there are spotlights to ceiling and radiator.

Plenty of storage cupboards above and below a near modern kitchen worktop.

### Bedroom One 12'8" x 8'5" (3.88 x 2.59)

With double glazed windows to the front aspect, light point to ceiling and radiator. Extra added benefit of a built in storage cupboard.

# Bedroom Two 12'8" x 8'2" (3.88 x 2.49)

With double glazed windows to the rear aspect, light point to ceiling and radiator.

# **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)

## **Lettings Disclaimer**

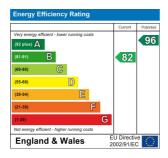
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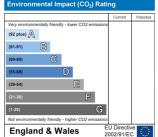
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