

AUSTIN EDWARDS DRIVE, WARWICK CV34 5GW



A LOVELY TWO BEDROOM HOUSE IN A POPULAR AREA BETWEEN WARWICK AND LEAMINGTON SPA AND CLOSE TO ASSOCIATED MOTORWAY NETWORKS

- **TWO BEDROOM MID TERRACE**
 - Breakfast Kitchen
- **Hard Landscaped Rear Garden**
 - **GARAGE EN BLOC**
 - Current EPC Rating: 76 (C)
 - **AVAILABLE END OF MAY 2025**
- **Restrictions: Pets by Arrangement**
 - **VIEWINGS 6TH MAY 12 -2 PM**

2 BEDROOMS

£1,000 PCM

New To Market, Two Bedroom property in Warwick

Entrance hall, breakfast kitchen, living room, master bedroom, single bedroom and family bathroom. Hard landscaped garden to the rear. Garage en-bloc.

AVAILABLE LATE MAY 2025, VIEWING RECOMMENDED

Council Tax C

Front door leads into small cloakroom area with further door leading to

Living Room

Window to front elevation, carpeted, feature fireplace, stairs leading to the second floor and door to

Breakfast Kitchen

Tiled floor, Gas hob, electric oven, washing machine and free standing fridge freezer. Window to rear elevation. Door leading out to garden.

Bedroom 1

Carpeted, window to front elevation, fitted double wardrobes

Bathroom

Tiled, WC, pedestal wash hand basin and bath with shower over

Bedroom 2

carpeted, window to rear elevation and small built in cupboard

Outside

Garage

Council Tax

The Council tax is a band "B" from Warwick District Council.

Lettings Disclaimer

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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 = $£750 * 12 / 52 = £173$)

Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg $£1000 * 12 / 52 = £230.77 * 5 = £1153.85$).

Tax Band

The Council Tax Band is C

