

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

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 Rob 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 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 $£1000 \times £12000 / 52 = £230.77 \times 5 = £1153.85$).

Tax Band

The Council Tax Band is C

