

HENLEY ROAD, LEAMINGTON SPA CV31 2NY



A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE IN THIS POPULAR AREA OF LEAMINGTON SPA.

- Semi detached house
- Three double bedrooms
- Driveway parking 2/ 3 Cars
 - Private Rear Garden
- Spacious Kitchen Diner With W/M
 - Convenient Location
 - Council Tax Band B
 - EPC E

2 BEDROOMS

£1,100 PCM

A well presented two bedroom semi detached house with a converted loft space that can be used as a third bedroom / study / playroom / studio.

The Kitchen / Diner is equipped with Oven and washing machine, plenty of counterspace and ample under counter and eye level Storage.

Living room features an attractive fire place and wooden parquet flooring has plenty of natural light from the large front facing window.

On the first floor there are two generous double bedrooms both with built in storage, and a traditional family bathroom with 3 piece suite and shower over bath.

A second staircase leads to the converted loft space, which could be purposed for a third bedroom, study, playroom etc.

Situated a short drive from Leamington Town Centre, Leamington Train Station and with good access to Tachbrook Business Park.

There is off street parking

Located in a popular residential area with local shops within walking distance.

Entrance Hall

With door leading to the lounge and stairs rising to the first floor

Lounge 14'9" x 11'6" (4.51 x 3.53)

With window to the front elevation and feature fireplace, door leading to

Dining Kitchen 17'10" x 7'8" (5.46 x 2.36)

With window to the rear elevation and door leading to the garden. Fitted with sink and base unit. Landlord provides cooker. Understairs storage cupboard and further cupboard housing electric meter

Landing

With window to the side elevation and doors to

Bedroom One 9'1" x 14'9" (2.78 x 4.51)

A double With window to the front elevation and built-in wardrobe

Bedroom Two 11'4" x 7'10" (3.46 x 2.41)

Further double bedroom with window to the rear elevation.

Bedroom three 8'5" x 7'10" (2.57 x 2.39)

Sloping ceiling, with measurements taken at the widest point. This room would make ideal office space.

With storage in the alcoves and Velux roof light.

Outside

To the front; hard landscaped driveway providing parking, with borders planted with well established plants

to the rear; paved patio area, steps leading up to the lawned area and storage shed.

Tax Band

Council Tax Band "B" from Warwick District Council

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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 $£750 \times 12 / 52 = £173$)

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

