

RED HILL FURROWS, LEAMINGTON SPA CV31 1AN



AN ATTRACTIVE TWO BEDROOM SEMI DETACHED HOUSE IN LEAMINGTON SPA

- **Semi Detached House**
- **Two Double Bedrooms**
 - **Unfurnished**
 - **Parking**
 - **Master En-Suite**
 - **Rear Garden**
- **Council Tax Band - C**
 - **EPC: 68 (D)**
- **Available December 2025**

2 BEDROOMS

£1,250 PCM

Hawkesford are delighted to offer a well presented two-bedroom property with garage, located in a popular residential area in Leamington Spa. The property is comprised in brief of a fitted kitchen with whitegoods leading to a spacious living room. The property benefits from two double bedrooms, two bathrooms, rear garden and driveway parking. Situated near to local shops, schools and bus routes.

Available 14th December 2025

Sorry, no pets permitted.

Entrance Hall

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

Living Room 9'3" x 17'3" (2.84 x 5.26)

Measurements in to bay windows. Door to the kitchen.

Breakfast Kitchen 12'9" x 9'2" (3.91 x 2.80)

fitted kitchen with free standing fridge/freezer, washing machine, gas, electric oven and extractor fan over, boiler, window to the rear and door to garden. Understairs cupboard.

Stairs and Landing

Bedroom One 9'7" x 12'7" (2.94 x 3.86)

Window to the front, builtin double wardrobe.

En-Suite Shower Room

With obscure glazed window to the side elevation, wash hand basin and shower cubicle.

Bedroom Two 6'11" x 11'6" (2.12 x 3.53)

Window to the rear elevation, built in cupboard with shelf and hanging rail

Bathroom

Obscure glazed window to the rear elevation. Modern bathroom with white suite to comprise; bath with shower over, pedestal wash hand basin, low level WC, shower paint, extractor fan.

Airing cupboard with immersion

To the front:

Garden - Mainly level to lawn.

Parking - Driveway with parking for one car.

Garage - With up and over door, light and power and personal door to garden.

Rear Garden

Mainly level to lawn with paved patio area, borders to all sides. Wooden shed and outside tap

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)

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

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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.

