

ehB
RESIDENTIAL

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RESIDENTIAL

 BRITISH

8, Armstrong Close, Leamington Spa

£1,100 Per Month



Available from 17th May

MODERN TWO BEDROOM SEMI-DETACHED HOUSE offering gas centrally heated and double glazed accommodation, driveway, garage to side and enclosed rear garden. Popular residential area close to local amenities.

Minimum 12 month tenancy.

Council Tax Band C

EPC Rating D

Hall

Double glazed front door. Radiator. Central heating thermostat. Staircase to first floor. Smoke detector.

Kitchen

9'0" x 7'3" max (2.74 x 2.21 max)
Range of modern range of white fronted units.

Ample eye and base level units. Built in oven, gas hob and chimney cooker hood over. Integrated fridge. Double glazed window to front.

Sitting / Dining Room

18'11" x 11'7" (5.76 x 3.53)
Gas fire. TV aerial point. Sky connection. Under stairs cupboard. Radiator. Double glazed double doors to rear garden.

First Floor Landing

Linen cupboard. Smoke detector.



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Bedroom One

11'6" x 11'3" (3.5 x 3.43)

Radiator Double glazed window to front. Built in cupboard.

Bedroom Two

11'7" x 9'1" (3.54 x 2.76)

Radiator. Double glazed window to rear.

Bathroom

White Suite. Bath with Triton Amber shower over. Walls tiled around the splash areas. Pedestal wash hand basin. Close coupled W.C. Radiator. Double glazed window.

Outside

Driveway to front and garden laid to lawn. Pedestrian side access to rear.

Garage

15'9" x 7'10" (4.8 x 2.4)

Up and over door. Electric power and light. Plumbing for washing machine. Service door to rear garden.

Garden

The rear garden enjoys a Southerly aspect and is laid with a paved patio, lawn and enclosed by fencing.

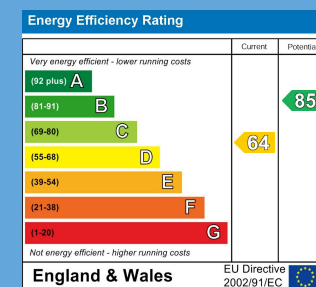
Application – Prior to submitting an application all prospective tenants are required to view the property in person due to high volumes of interest. An online viewing is not sufficient for application purposes.

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- Residential Estate Agents •
- Lettings and Property Managers •
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