

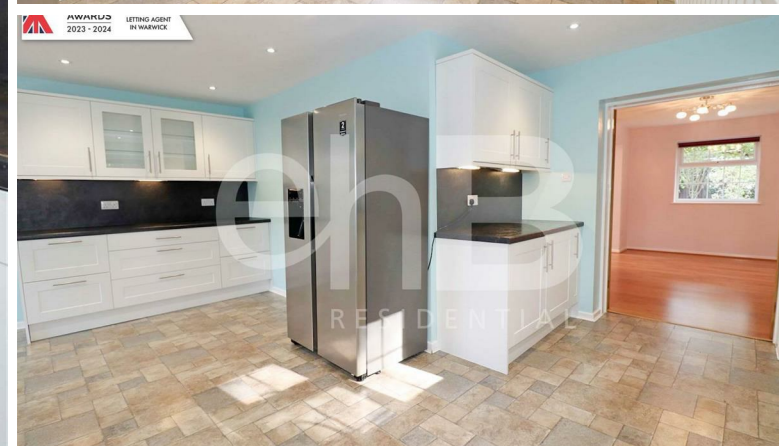


RESIDENTIAL

2, Dodd Avenue, Warwick

£2,250 Per Month





### \*\*\* AVAILABLE FOR A 6 MONTH TERM \*\*\*

ehB are proud to present for immediate occupation this five bedroom detached house boasting bright and modern features throughout.

Benefitting from but not limited to; three reception rooms and separate study, utility room and detached double garage.

Located just off of the desirable Myton Road this property is perfectly located within walking distance of both Leamington & Warwick town centres.

Briefly comprising; Brick porch leading into the entrance hall, cloakroom, study, dual-aspect kitchen with integrated appliances including Bosch oven and gas hob, dishwasher, undercounter fridge/freezer and space for a large free-standing fridge/freezer.

The utility room offers both a washing machine and dryer.

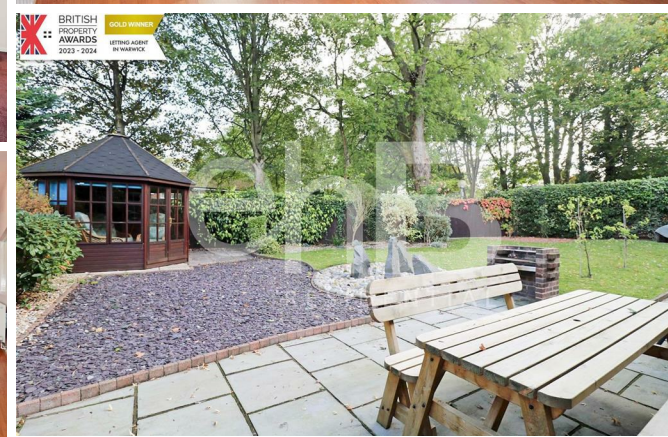
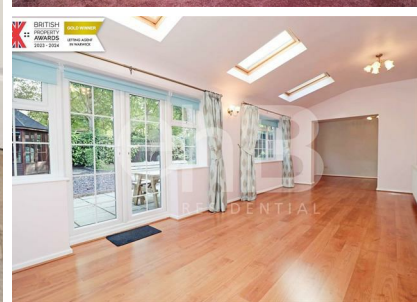
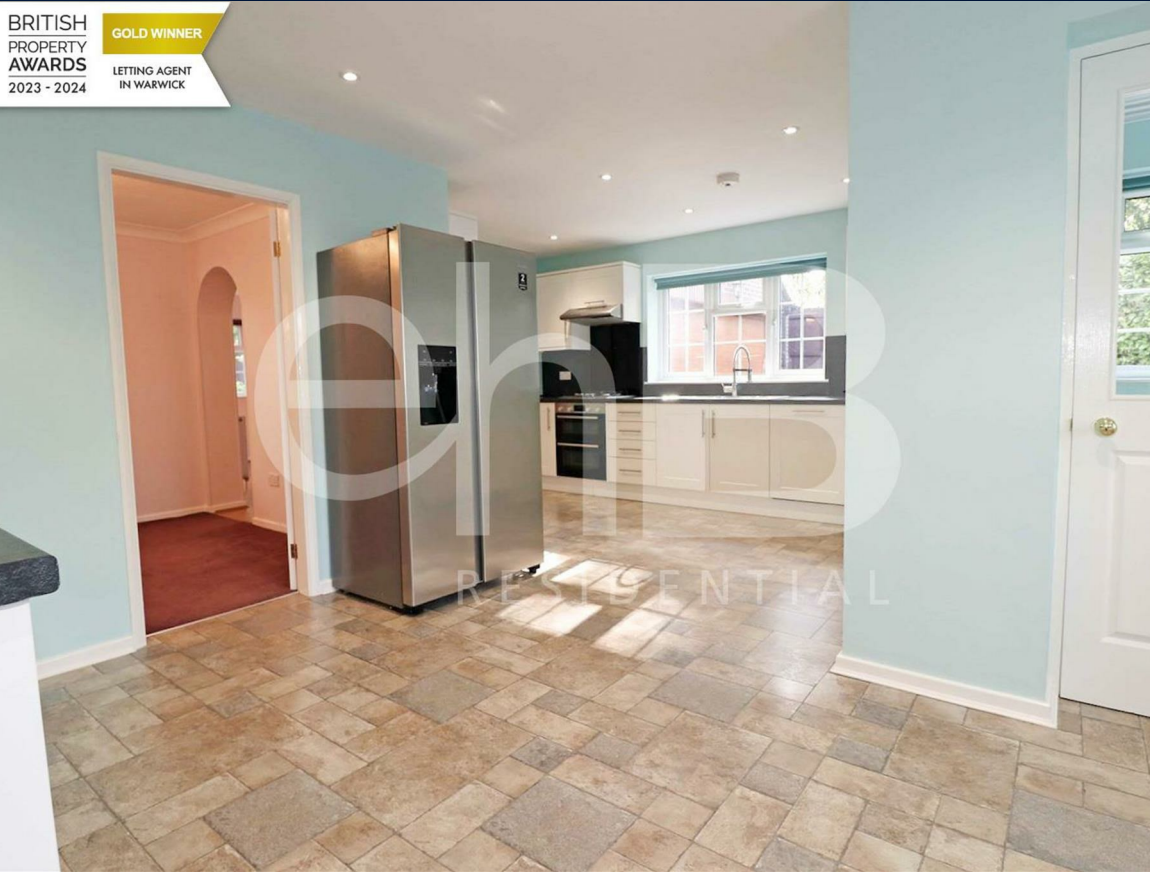
Living room with separate dining room.

To the first floor are five bedrooms, the master having en-suite, family bathroom.

The rear external offers a beautifully landscaped garden with both lawned and pebble areas.

To the front is a double garage and driveway.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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