

ehB
RESIDENTIAL

Your Property - Our Business



14, Eyffler Close,

£1,150 Per Month



ehB are proud to present this delightful two-bedroom property, nestled in the charming town of Warwick. Available for immediate occupancy we advise securing an early viewing to avoid disappointment.

Boasting two well-proportioned bedrooms, modern kitchen, bathroom with shower over bath, enclosed private rear garden and allocated parking. The property has also been freshly redecorated throughout.

Residents will find a variety of shops, cafes, and essential services just a short stroll away. The vibrant community of Warwick offers a rich history and a welcoming atmosphere, making it a wonderful place to live.

TILED PORCH:

HALL:

Double glazed front door. Radiator. Staircase leading to the first floor. Telephone point.

SITTING ROOM:

14'8" x 9'11" (4.47 x 3.02)

Contemporary style fire surround and hearth with coal glow electric heater. Radiator. T.V. aerial point. Cable point. Double glazed window to front. Useful understairs storage cupboard.

DINING KITCHEN:

13'1" x 9'4" (3.99 x 2.84)

Inset white single drainer sink with mixer tap attachment and cupboard space under. Two single base units. Roll top work surfaces. Walls tiled around the splash areas. Three wall



cupboards. Tall larder cupboard. Built-in Zanussi oven, gas hob and cooker hood over. Space for washing machine and fridge freezer. Radiator. Manrose extractor fan. Wall mounted Potterton Prime F gas fired central heating boiler. Double glazed window and door to rear.

FIRST FLOOR LANDING:

Airing cupboard housing the factory lagged hot water cylinder fitted with an electric immersion heater. Access to loft space. Smoke detector.

BEDROOM 1:

12'0" x 13'2" (3.66 x 4.01)
max measurements less stairway bulkhead.
Radiator. Double glazed window to front.

BEDROOM 2:

12'0" x 6'10" (3.66 x 2.08)
Radiator. Double glazed window to rear.

BATHROOM:

Champagen coloured suite. Panelled bath with Mira 38 shower over and walls tiled around the splash areas. Pedestal wash hand basin. Close coupled w.c. Tiled floor. Manrose extractor fan. Radiator. Double glazed window.

OUTSIDE:

There is an area laid with gravel with shrub and specimen tree. This area could be paved to provide extra parking area. One and a half allocated parking spaces in front of the property.

GARDEN:

The rear garden extends to approximately 36'6" (11.13m) x 15'0" (4.55m) and is laid with paved patio and the remainder block paved enclosed to sides by fencing and rear by brick wall. Gate providing pedestrian rear access.

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.

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Warwick Office
17-19 Jury St,
Warwick
CV34 4EL

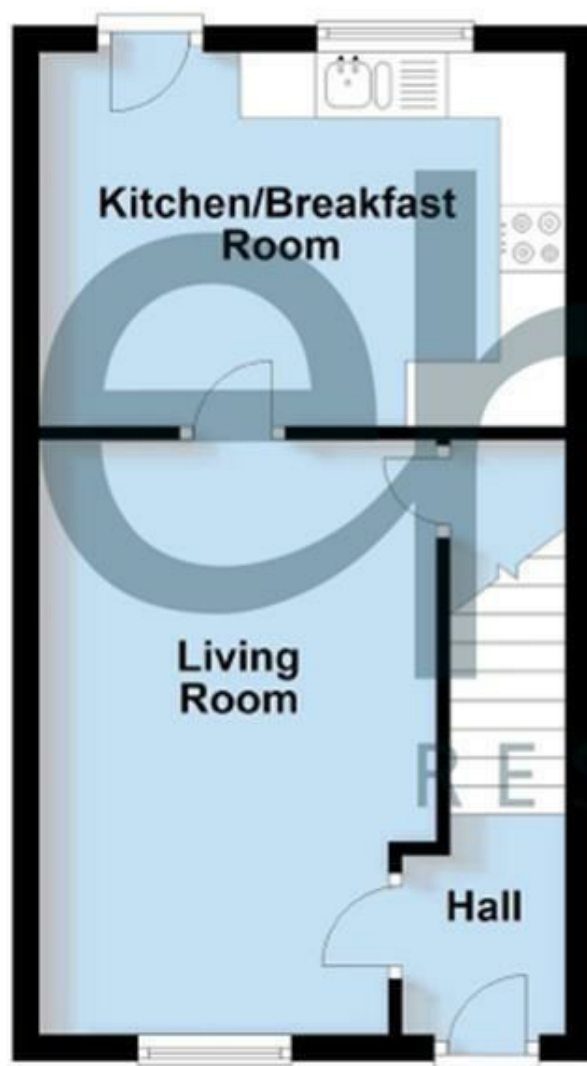
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Ground Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



Total area: approx. 59.5 sq. metres (640.0 sq. feet)