


ehB
RESIDENTIAL

Your Property - Our Business



 BRITISH

7, Eyffler Close,

£1,100 Per Month



Available from 1st June

Located within a small popular development close to the town centre and Warwick racecourse, this superbly appointed two bedroom mid-terrace house briefly affords: Entrance hall, newly carpeted living room, dining kitchen, two first floor bedrooms and bathroom, gas heating and sealed unit double glazing.

To the outside there is a well tended rear garden and parking to the front.

HALL:

Stairs to first floor.

SITTING ROOM:

14'9" x 10'1" (4.50 x 3.07)

Understairs storage cupboard.

BREAKFAST KITCHEN:

13'2" x 9'4" (4.01 x 2.84)

Fully fitted units with work surface over with

inset electric oven, gas hob + cooker hood over. Fitted appliances to include washing machine and fridge.

BEDROOM 1:

12'1" x 13'2" (3.68 x 4.01)

Built-in wardrobe and chest of drawers.

BEDROOM 2:

7'0" x 12'1" (2.13 x 3.68)

Built-in single wardrobe, dressing table and cupboard.



BATHROOM:

Three piece suite with independent electric shower over bath.

GARDEN:

Enclosed rear garden laid mostly to patio with wooden summer house / storage shed.

OUTSIDE:

Small front garden. Allocated parking space plus further visitors' parking.

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

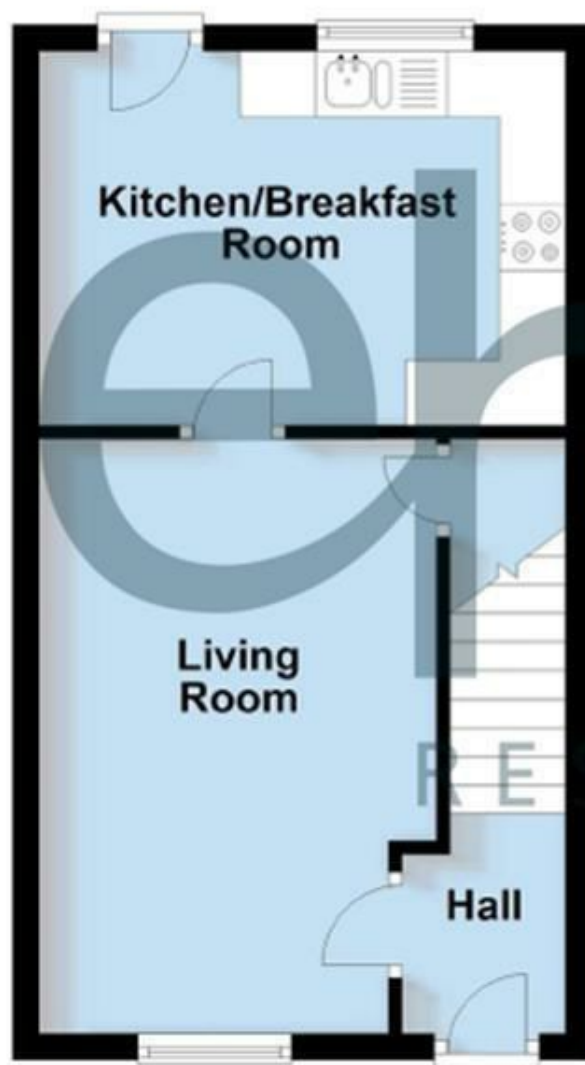
01926 499540 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(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)