

ehB
RESIDENTIAL

Your Property - Our Business



Forty Six, Coventry Road, Warwick

£1,150 Per Month



Nestled in the heart of Warwick is this delightful 3 bedroom house set over 3 storeys - presenting an excellent opportunity for families and professionals alike.

With its well-thought-out layout, this property boasts two spacious reception rooms, and three comfortable bedrooms set over three floors.

Warwick is renowned for its rich history and

vibrant community, offering a blend of cultural attractions, parks, and local amenities. Residents will appreciate the proximity to schools, shops, and transport links.

Sitting Room

11'9" x 11'0" (3.59 x 3.35)
Front door. Television aerial point. Radiator. Smoke detector. Period fireplace. Cupboard housing meters. Double glazed window to the front.

Dining Kitchen

9'2" x 9'3" (2.8 x 2.82)
Staircase leading to the first floor. Radiator. Built in cupboard and open shelving. Built in oven. One and a half bowl sink with cupboard under. Inset electric hob. Washing machine. Window and door to rear.

First Floor Landing

Smoke alarm. Elm floor boards. Door to stairs to the second floor. Cupboard housing the gas fired combi central heating boiler, programmer.



Bedroom Two

11'10" x 11'1" (3.61 x 3.37)
Exposed elm floorboards. Fireplace.
Radiator. Double glazed window to front.

Bedroom Three

9'2" x 6'3" (2.79 x 1.91)
Elm floorboards. Radiator. Double glazed
window. Radiator

Bathroom

White suite. Bath with thermostatic shower
over and side screen. Walls fully tiled.

Pedestal wash hand basin. Close coupled
W.C. Radiator. Extractor fan. Double glazed
window.

Second Floor Bedroom One

11'2" x 11'11" max over stairwell (3.41 x 3.62
max over stairwell)
Elm floorboards. Radiator. Double glazed
window to front.

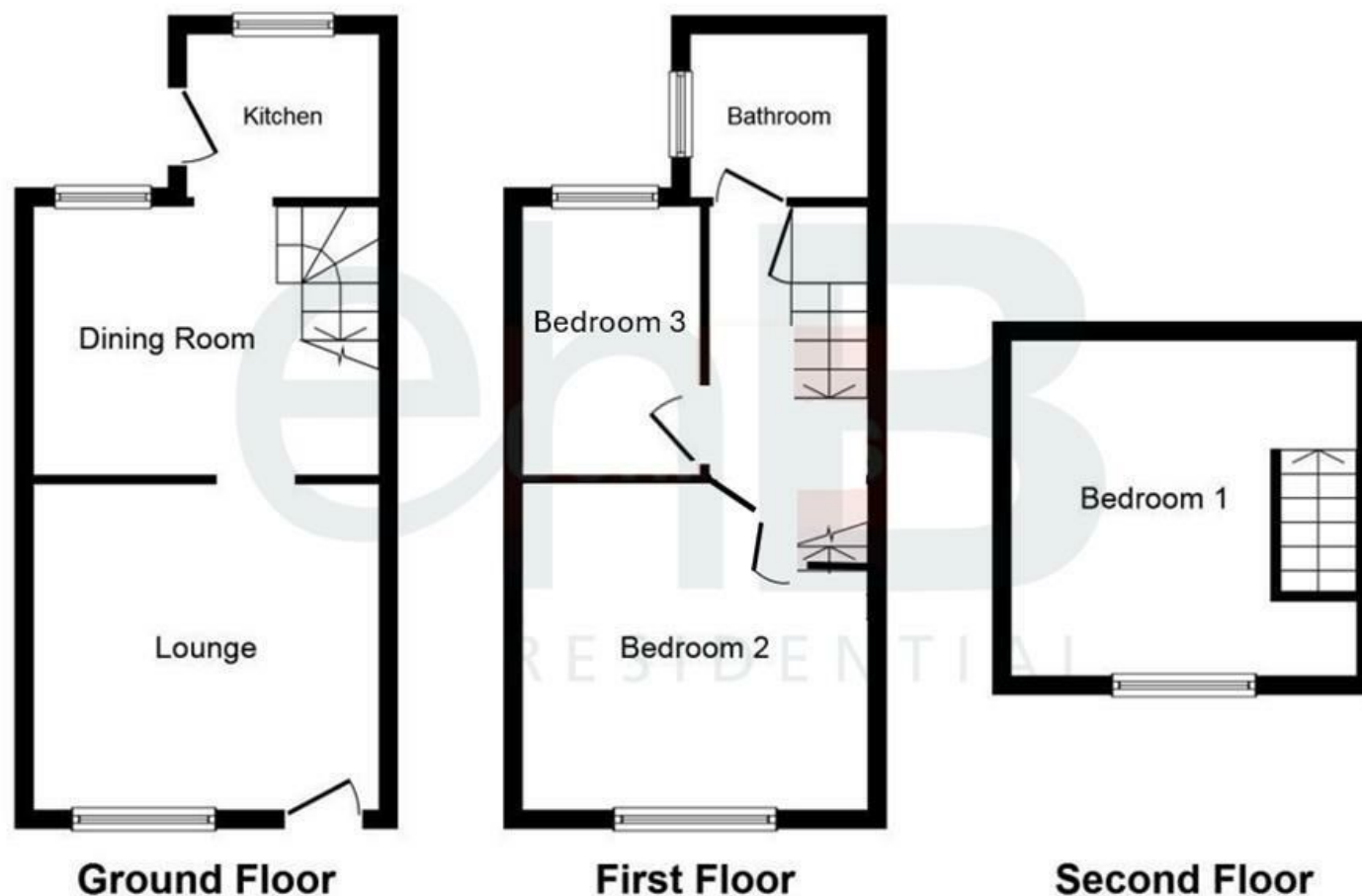
Outside

Small secluded courtyard garden

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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