





Available from 10th July

A modern two bedroom modern semi detached house on a new development conveniently situated for all amenities, and comprising: Reception hall, cloakroom, living room, kitchen/dining room, two bedrooms, bathroom, parking and gardens to front and rear. The property has the benefit of gas fired heating and double glazing throughout.

UNFURNISHED

Approach

Through double glazed entrance door into:

Entrance Hall

Radiator, staircase rising to First Floor, wall mounted thermostat control panel. Doors to Living Room and:

Cloakroom

White suite comprising WC, pedestal wash hand basin with tiled splashbacks, radiator, double glazed window to front aspect.

Living Room

Wall mounted electric fire, TV aerial point, telephone point, radiator, double glazed window to front aspect, useful under stairs storage cupboard.

Kitchen

Range of matching base and eye level units, inset single drainer sink unit with mixer tap, complementary worktops and upturns. Built in electric oven and four ring gas hob with extractor unit over. Washing machine,



fridge/freezer, dishwasher. Radiator, concealed Ideal gas fired boiler, double glazed window to rear aspect, double glazed French doors to rear aspect and garden.

First Floor Landing

Doors to:

Bedroom One

Radiator, two double glazed windows to front aspect, bulkhead storage cupboard.

Bedroom Two

Radiator, double glazed window to rear aspect.

Bathroom

White suite comprising WC, pedestal wash hand basin, bath with Mira shower and glazed shower screen, radiator, extractor fan, double glazed window to side aspect.

Rear Garden

Laid to lawn, enclosed on all sides, outside tap, gated side pedestrian access.

Council Tax Band 'C'

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) A		96
(81-91) B	82	
(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

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