





Available now is this superb 3 bedroom semi-detached house offering attractively presented and extremely well appointed gas centrally heated and double glazed accommodation.

Outside there is parking to the front and long established garden to the rear.

Popular location close to schools and convenient for both Warwick and Leamington Spa town centre amenities.

Hall

Radiator. Double glazed window. Smoke detector. Staircase to first floor.

Sitting Room

14'10" x 13'9" (4.51 x 4.19)

Two double glazed windows to front with Venetian blinds. Wall lights. Exposed and varnished floor boards, rug and runner. TV aerial point. Wall fixing for hanging TV.

Cloakroom

Modern white suite. Wash hand basin. Close coupled W.C. Extractor fan. Tiled floor.

Dining Kitchen

17'1" x 9'7" (5.21 x 2.92)

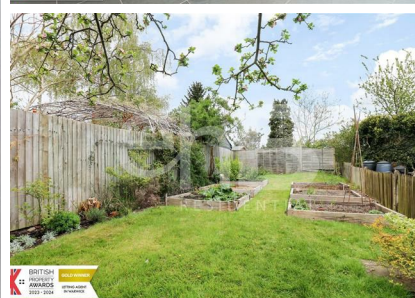
Fitted with a range of modern white fronted units. Inset one and a half bowl single drainer sink with cupboard under. Range of base units with natural woodblock work surface over and upstand. Integrated dishwasher. Washing machine, fridge freezer, built in oven and microwave. Tiled floor. Radiator. Double glazed window to rear with Venetian blind. Sliding double glazed patio door to rear. Worcester gas combination central heating boiler.



BRITISH
PROPERTY
AWARDS
2023 - 2024

GOLD WINNER

LETTING AGENT
IN WARWICK



First Floor Landing

Smoke detector. Double glazed window.

Bedroom One

10'8" x 11'10" (3.26 x 3.61)

Radiator. Original fireplace. Two double glazed window to front.

Bedroom Two

12'10" x 8'5" (3.92 x 2.56)

Radiator. Exposed varnished floor boards. Double glazed window to rear.

Bedroom Three

9'5" x 8'4" (2.88 x 2.54)

Picture rail. Radiator. Double glazed window to rear.

Bathroom

Well appointed with a modern suite. Double ended bath with side wall mounted mixer tap and shower attachment over, walls tiled around splash area, rail and curtain. Wash hand basin. Close coupled W.C. Radiator. Chrome ladder heated towel rail. Extractor fan. Electric shaver point. Double glazed Velux window. Medicine cabinet. Cupboard.

Outside

To the front the curb has been dropped to provide access to space to stand two cars side by side.

Garden

The long rear garden is laid with paved patio, shaped lawn and with flower and shrub borders. Timber garden shed. Gate providing pedestrian side access front to rear.

Application – Prior to submitting an application all prospective tenants are required to view the property in person due to high volumes of interest.

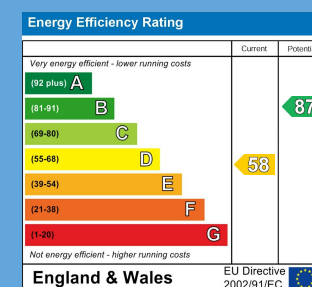
An online viewing is not sufficient for application purposes.

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