

## CAMPION TERRACE, LEAMINGTON SPA CV32 4SU



**A WELL MODERNISED BAY FRONTED END TERRACE VILLA WITH FOUR BEDROOMS RANGED OVER FOUR FLOORS.**

- End Terrace House
- Town Centre Location
- **FOUR BEDROOMS**
- Period Features & Two Log Burners
- Restrictions: Pets By Arrangement
  - Available End of May 2026
  - EPC: 50 (E)
  - Unfurnished
  - Two Reception Rooms
- **VIEWING RECOMMENDED**

**4 BEDROOMS**

**£1,850 PER MONTH**

Situated within walking distance of Leamington town centre this popular style Three/Four Bedroom townhouse is offered on an unfurnished basis.

The house is beautifully presented with granite worktops and hand painted kitchen cupboards. Wooden oak flooring throughout the ground floor. The property retains many of the original features, including the high ceilings and bay windows to the front of the house.

\*\*\*Please be aware that this property does not have a HMO licence so is not suitable for student sharers\*\*\*

### Entrance Hall

#### Living Room 13'10" x 13'4" (4.22 x 4.08)

Wood burner, bay window to the front elevation and oak wooden flooring throughout.

#### Dining Room 11'11" x 13'6" (3.65 x 4.14)

Bay window, built-in cupboard and oak wooden flooring

#### Rear Entrance Hall

Cupboard and door leading to the garden.

#### Kitchen 10'7" x 10'7" (3.23 x 3.23)

Alcove for fridge and washing machine, rangemaster cooker and dishwasher. Hand painted kitchen cupboards

#### Lower Ground Floor 11'9" x 15'3" (3.60 x 4.66)

Log burner, window to rear.

#### Half Landing

#### Shower Room

With low level wc, shower and obscure glazed window

#### Bathroom

Bathroom with claw bath. Two obscure windows, pedestal wash basin, low-level toilet, bidet

#### Bedroom One 11'4" x 15'8" (3.47 x 4.78)

Bay window to front, built-in cupboard.

#### Bedroom Two 15'8" x 12'0" (4.80 x 3.68)

Window to rear.

#### Bedroom Three 5'8" x 8'9" (1.75 x 2.69)

Window to front.

#### Second Floor Landing

Velux window and storage.

#### Loft Room 12'4" x 12'5" (3.77 x 3.79)

Alcove and velux roof windows.

#### Tax Band

The Council Tax Band is E

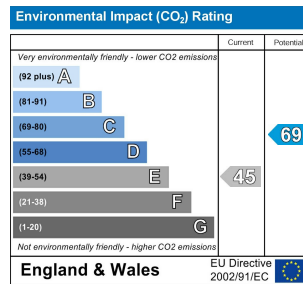
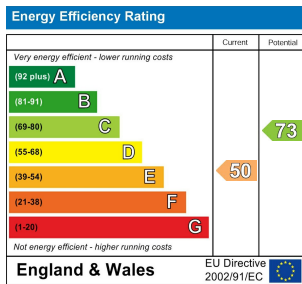
#### Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

#### Lettings Disclaimer

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

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