



**EARLES**  
TRUSTED SINCE 1985



196B High Street  
Henley-In-Arden,  
£1,100 Per Month

Accessed from the High Street behind a wrought iron pedestrian gate. A paved pathway takes you round to the property where a timber stable door opens into:-

### Entrance Hall

Radiator and stairs rising to the first floor.

### First Floor Landing

Double glazed window to the rear. Storage cupboard with shelves and lighting.

### Kitchen

9'10" x 9'10" (3 x 3)

A range of wall and base units with roll top work surfaces over. "Bosch" electric oven and grill with extractor hood above. Inset stainless steel, single bowl, single drainer sink unit with chrome mixer tap over. Tiling to splash backs, double glazed window to the side and rear. "Indesit" fridge/freezer. Cupboard housing "Valliant" gas boiler. Hatch giving access to the loft.

### Living Room

11'9" x 11'9" min (3.6 x 3.6 min)

Double glazed window to the front and side. Radiator. Feature brick fireplace with built in shelving to the alcove.

### Bedroom One

17'0" x 10'2" max / 17'0" x 7'2" min (5.2 x 3.1 max / 5.2 x 2.2 min)

Feature cast iron fireplace, radiator, double glazed window to the rear. Built in wardrobe with storage cupboard above.

### Bedroom Two

11'9" x 13'1" (min) (3.6 x 4 (min))

Radiator, double glazed window to the front, built in storage cupboard with hanging rail, shelf and lighting.

### Bathroom

5'10" x 6'2" (1.8 x 1.9)

Panel bath with mains fed shower over and glass shower screen, tiling to splash backs to full height, vanity unit with inset wash hand basin and chrome mixer tap over, double glazed window to the rear.

### W.C

Low level W.C. Double glazed window to the rear.

### Patio Garden

A paved patio seating area surrounded by mature plants, trees and shrubbery.

### Additional Information

Services:

Mains gas, electricity, water and drainage are connected to the property.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Council Tax:

Band C - Stratford on Avon District Council

Viewing:

Strictly by appointment with John Earle: 01564 794343

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS ([www.tds.gb](http://www.tds.gb))

A holding deposit, equivalent to 1 weeks rent will be required upon application.

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