

**CHESTERTON DRIVE, LEAMINGTON SPA CV31 1YJ**



**A TWO BEDROOM TERRACED HOUSE LOCATED TO THE SOUTH OF LEAMINGTON SPA WITH ALLOCATED PARKING FOR TWO CARS**

- **Two Bedroom House**
- **Fitted Kitchen with Whitegoods**
  - **Spacious Living Room**
  - **Bathroom with Shower**
- **Allocated Parking for Two Cars**
- **Rear Garden with Raised Deck & Shed**
  - **Available: 6th April 2026**
  - **Restrictions: No pets**
- **Current EPC Rating: 70 (C)**

**2 BEDROOMS**

**£995 PCM**

Hawkesford are pleased to offer this well presented, Two Bedroom (one double and one single) terraced house, close to local amenities in Leamington Spa.

The property benefits from gas central heating, a spacious living room and separate kitchen with white goods. Two allocated parking space, garden with astro-turf grass and raised decked area.

Available 6th April 2026 on an unfurnished basis.

Sorry, no pets permitted.

### **Entrance Hall**

Carpeted stairs to first floor with white painted wooden balustrades, under stairs storage area, central heating radiator and door leading into:

### **Kitchen 9'1" x 7'2" (2.78 x 2.18)**

With fitted base and wall units, sink with drainer, integrated oven with gas hob, wall mounted boiler and double glazed window to front elevation.

From the entrance hall, door leading into:

### **Living Room**

With neutral decor, wooden laminate flooring, central heating radiator, window to rear elevation and further double glazed patio doors to deck and rear garden.

### **Landing**

With access to the loft and doors to:

### **Bedroom One**

(plus wardrobes) Neutrally decorated to walls and ceiling with painted wooden floor, built in wardrobes, central heating radiator and window to front elevation.

### **Bedroom Two**

Neutrally decorated to walls and ceiling with painted wooden floor, central heating radiator and window to rear elevation.

### **Bathroom**

The bathroom walls are tiles to full height and there is a white suite comprising; low level WC, pedestal wash hand basin, central heating radiator and obscure glazed window to rear elevation.

### **Outside**

To the front of the property there is a lockable shelved brick storage unit and lawned area.

To the rear of the property, there is a garden with raised deck, Astroturf lawned garden with shed and gated rear access to parking space.

**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.

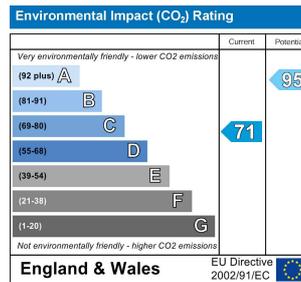
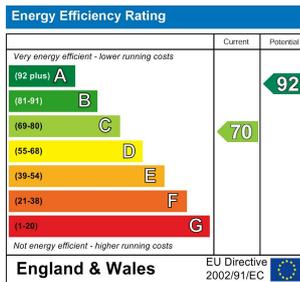
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

**Tax Band**

Council Tax Band "B" from Warwick District Council

**Holding Deposit**

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)



www.hawkesford.co.uk t: 01926 430 553 f: 01926 430538 e: leamington@hawkesford.co.uk