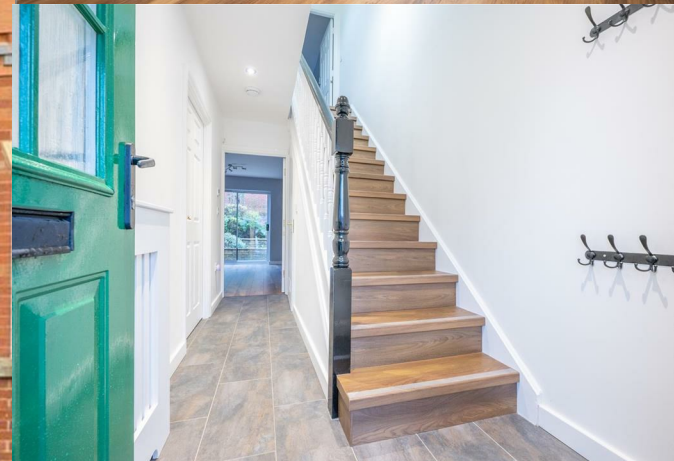




**EARLES**  
TRUSTED SINCE 1935



**39 Coriolanus Square**  
**Warwick, CV34 6GR**  
**£1,500 PCM**

## Entrance Hall

## Kitchen

12'8" x 6'7" (3.88m x 2.03m)

## Lounge

13'2" x 12'10" (4.03m x 3.93m)

## Bedroom One

12'10" x 11'10" (3.93m x 3.61m)

## En-Suite

## Bedroom Two

12'10" x 8'7" (3.93m x 2.64m)

## Bedroom Three

10'11" x 6'7" (3.34m x 2.01m)

## Bathroom

## Private Rear Courtyard Garden

## Garage

15'8" x 8'6" (4.80m x 2.60m)

## Additional Information

Services:

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

Council Tax:

Stratford on Avon District Council - Band D

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps

and highest available upload speed 220 Mbps.

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

Viewing:

Strictly by appointment only, through John Earle on 01564 794 343

A holding deposit is required equivalent to 1 weeks rent.

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

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