

## WHITNASH ROAD, LEAMINGTON SPA CV31 2HB



- Open Plan Lounge / Dining Room
- Two double bedrooms and one single bedroom
  - Driveway and Garage
  - Modern fitted kitchen
- Available from February 2026
  - Generously sized
  - Landscaped rear garden
    - Conservatory
  - EPC: 57 (D)
- Council Tax Band - D (WDC)

3 BEDROOMS

£1,350 PCM

Hawkesford are delighted to offer this generously proportioned, three bedroom family home.

The property in brief is comprised of an entrance porch leading into a large, open plan living / dining room leading to the rear conservatory. A modern fitted kitchen offers a range of base and wall units with ample storage. The first floor offers two generous double bedrooms and one single. Bathroom with shower cubicle, bath and basin and separate toilet cubicle. Substantial landscaped rear garden.

Parking for multiple cars on the driveway and garage included. Viewing strongly recommend.

Available from February 2026 on an unfurnished basis.

### **Entrance Hall**

#### **Lounge/Diner 12'5" x 26'9" (3.80m x 8.16m)**

(Measurements into bay alcoves) Bay to front, wood burner. French door to garden

#### **Kitchen 7'10" x 8'8" (2.40m x 2.66m)**

window to the rear garden., New kitchen with integrated oven and hob, space for fridge, range of floor and wall units and pantry with some shelving.

### **Garage**

With light and power.

#### **Bedroom One 14'3" x 10'3" (4.36m x 3.14m)**

(Measurements taken into bay) Bay window to front elevation

#### **Bedroom Two 12'0" x 11'5" (3.66m x 3.49m)**

With window to rear elevation.

#### **Bedroom Three 7'6" x 6'6" (2.31m x 1.99m)**

With window to front elevation, built in hanging space with shelf over and bookcase.

### **WC**

Low level WC and wash hand basin over

### **Bathroom**

Bath, separate shower cubicle, pedestal wash hand basin,

### **Outside**

To the front, driveway providing parking and lawned area.

To the rear, paved patio area with outside toilet and grassed lawn.

## Lettings Disclaimer

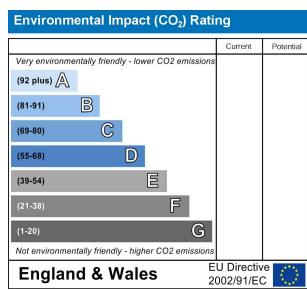
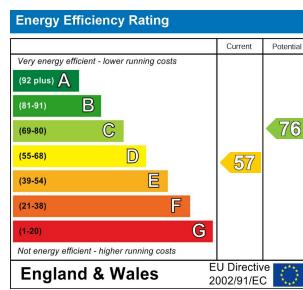
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## Holding Deposit

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

## Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).



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