



8 Silver Birch Grove, Leamington Spa, Warwickshire, CV31 3QY

- Detached House
- Three Generous Bedrooms
- Kitchen
- Living/Dining Room
- Principal Bedroom with En-Suite
- Bathroom
- To let on an unfurnished basis.
Sorry no smokers
- Holding deposit £334.61
- PREVIOUS MARKETING IMAGES
HAVE BEEN USED
- AVAILABLE SEPTEMBER



£1,450 PCM

MANAGED BY PETER CLARKE IN ASSOCIATION WITH WINKWORTH. A spacious, three double bedroom detached home ideally located for easy access to Learnington town centre, the fantastic local schooling, train station and commuter links. Having internal accommodation comprising breakfast kitchen, 17' living & dining room and guest W.C. To the first floor is the principal bedroom with en-suite shower room, generous family bathroom and two further double bedrooms. Outside the property benefits from driveway parking an integral garage and lawned rear garden. PREVIOUS MARKETING IMAGES HAVE BEEN USED.

To let on an unfurnished basis | Sorry no smokers | Holding Deposit £334.61
AVAILABLE SEPTEMBER

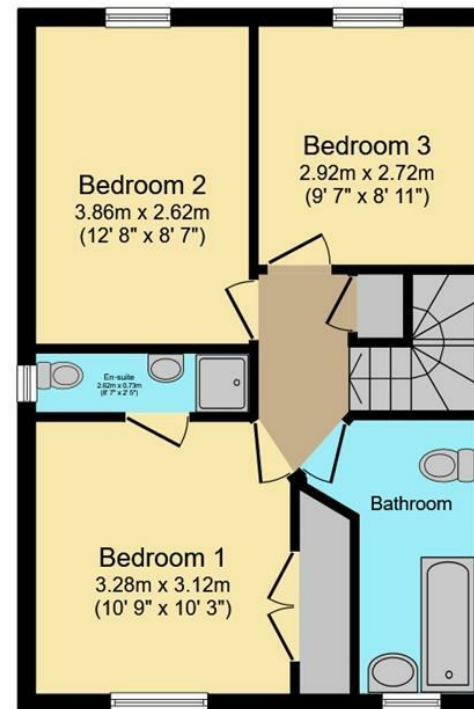


8 Silver Birch Grove, Leamington Spa, CV31 3QY



Ground Floor

Floor area 44.6 m² (480 sq.ft.)

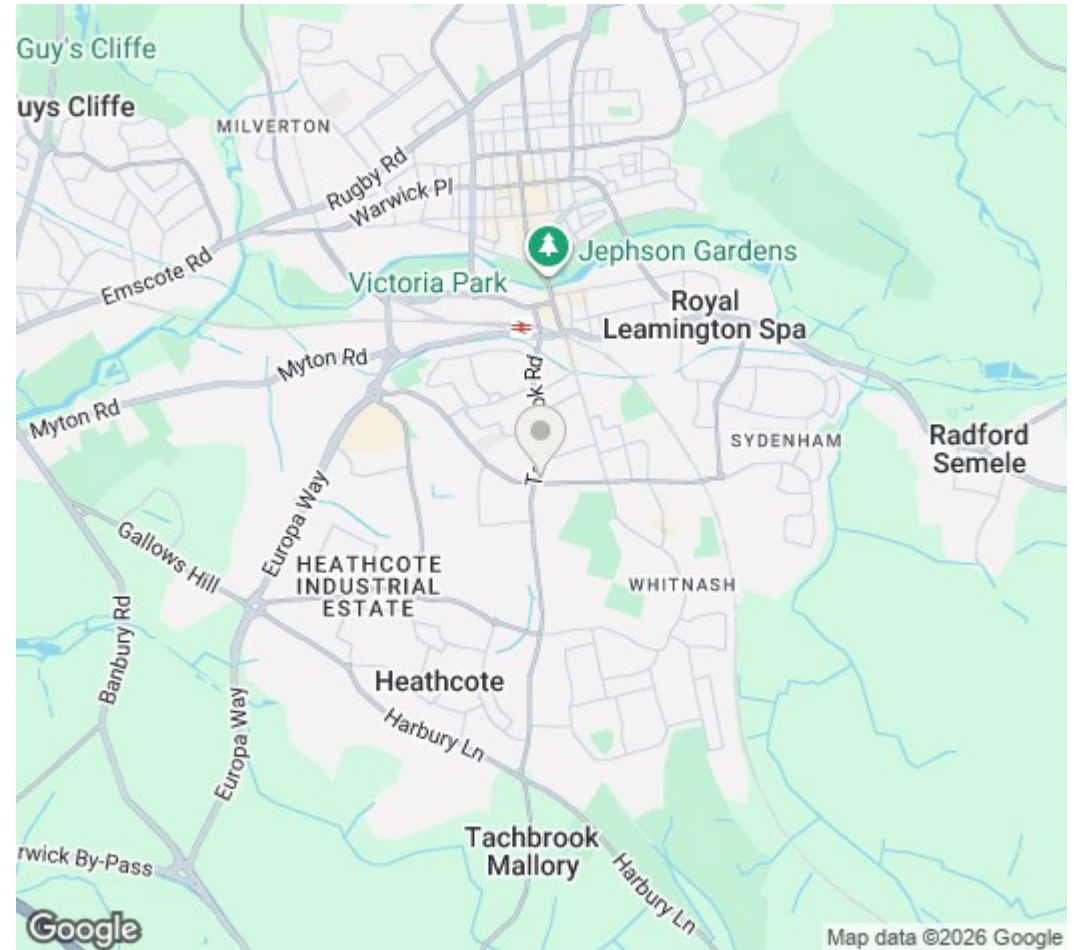


First Floor

Floor area 43.8 m² (471 sq.ft.)

TOTAL: 88.3 m² (951 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY
01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

