



2, Wavytree Close, Warwick

£875



Delightful one bedroom house quietly situated on this ever popular development close to the town centre amenities. Private allocated parking. **EARLY VIEWING RECOMMENDED TO SECURE.** Available Now. Unfurnished.

Sitting Room

14'1" x 10'0" (4.3 x 3.04)
plus 1.96 x 1.8. Front door. Double glazed windows. Two radiators. TV point. Telephone point. Staircase to first floor. Opening to:

Kitchen

7'7" x 5'10" (2.3 x 1.79)
Range of units. Built in oven, gas hob and cooker hood, fridge freezer and washing machine, double glazed window.

First Floor Landing

Large walk in airing cupboard. Smoke detector.



Bedroom

10'1" x 10'6" (3.07 x 3.19)
Radiator. Telephone point. Double glazed window. Large wardrobe with rail, shelf and lights.

Bathroom

Brand new Bathroom with pedestal wash hand basin, close coupled w.c., bathroom with electric shower over, extractor fan.

Outside

Garden to front. Allocated Parking space



General information

SERVICES: All mains services are connected to the property. **COUNCIL TAX:** Warwick District Council Tax Band 'B' £1370.21
2018/19. VIEWING: Please contact the Agents DONALD CARTER & PARTNERS on 01926-492422, fax 411897 or e-mail sales@donaldcarter.co.uk. who will be pleased to make appointments for interested applicants to view.

One months rent in advance. One months deposit in advance. The fee for a joint application where you will be sharing with a spouse/partner is £275 inc VAT. Single application is £225 inc VAT. Contract Renewal £48 inc VAT.

Agency Fees

Residential Estate Agents
Lettings and Property Managers
Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | 90 |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 67 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL