



RESIDENTIAL

2, Dodd Avenue, Warwick

£2,400 Per Month



ehB are proud to present for immediate occupation this five bedroom detached house boasting bright and modern features throughout.

Benefitting from but not limited to; three reception rooms and separate study, utility room and detached double garage.

Located just off of the desirable Myton Road this property is perfectly located within walking

distance of both Leamington & Warwick town centres.

Briefly comprising; Brick porch leading into the entrance hall, cloakroom, study, dual-aspect kitchen with integrated appliances including Bosch oven and gas hob, dishwasher, undercounter fridge/freezer and space for a large free-standing fridge/freezer. The utility room offers both a washing machine and dryer.

Living room with separate dining room.

To the first floor are five bedrooms, the master having en-suite, family bathroom.

The rear external offers a beautifully landscaped garden with both lawned and pebble areas.

To the front is a double garage and driveway.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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