



BRITISH

34, Lady Grey Avenue, Warwick

£1,375 PCM



Available 20th September

Modern 3 bedroom gas centrally heated and double glazed detached family house enjoying an open aspect to the front within this popular residential development.

The property offers: hall, sitting room and dining room, kitchen, utility and cloakroom on the ground floor and on the first floor 3 bedrooms, en-suite shower room to bed 1 plus family bathroom.

Outside driveway parking, single garage and south facing enclosed garden to the rear.

### Unfurnished

#### Entrance Hall

Radiator. Double glazed window. Burglar alarm control panel. Staircase to first floor. Smoke detector.

#### Sitting Room

13'1" x 10'8" (3.98 x 3.25)  
Radiator. Double glazed window to front. TV aerial point. Telephone point. Understairs storage cupboard. Archway to;

#### Dining Room

8'2" x 8'2" 10'0" max (2.5 x 2.48 3.06 max)  
Radiator. Double glazed window to rear. Door to;

#### Kitchen

9'1" x 8'0" (2.77 x 2.44)  
Good range of units. Built in oven and hob. Fridge Freezer. Double glazed window to rear.

#### Utility Room

4'9" x 4'11" (1.45 x 1.5)  
Dishwasher and washing machine. Valliant gas central heating boiler. Double glazed door to rear garden.



## Cloakroom

White suite. Close coupled W.C. Pedestal wash hand basin. Radiator. Double glazed window.

## First Floor Landing

Smoke detector.

## Bedroom One

11'10" x 10'5" (3.6 x 3.17)  
Radiator. Double glazed window to rear.

## En-suite Shower Room

White suite. Tiled shower enclosure. Wash hand basin with cupboard under. Close coupled W.C. Radiator. Double glazed window.

## Bedroom Two

10'8" x 11'6" (3.25 x 3.5)  
Large airing cupboard with linen shelving and factory lagged hot water cylinder. Radiator. Double glazed window to front over looking the green.

## Bedroom Three

10'0" x 6'3" (3.05 x 1.91)  
Radiator. Double glazed window to rear.

## Family Bathroom

White suite. Bath. Wash hand basin with cupboard under. Close coupled w.c. Radiator. Double glazed window.

## Outside

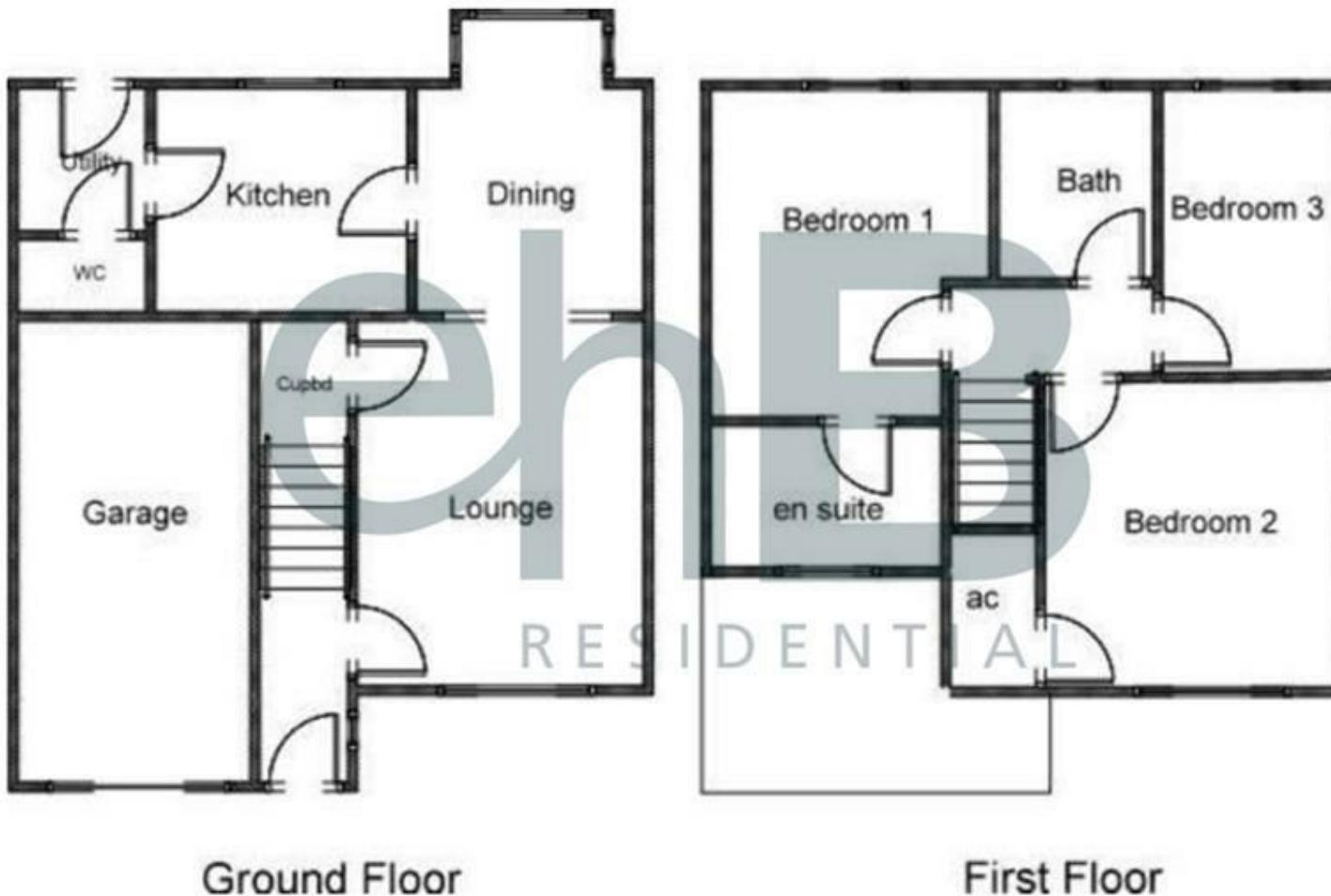
Tarmac driveway. Single garage.

## Garden

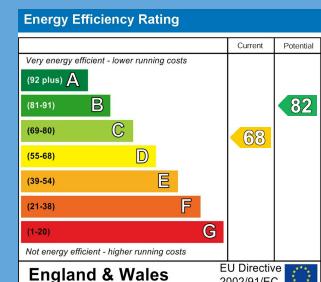
Enclosed south facing rear garden laid to lawn.

Application – Prior to submitting an application all prospective tenants are required to view the property in person due to high volumes of interest.

An online viewing is not sufficient for application purposes.



01926 499540 [ehbresidential.com](http://ehbresidential.com)



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