

## OWEN GROVE, LEAMINGTON SPA CV31 2FL



- Modern Terrace
- TWO DOUBLE BEDROOMS
  - Downstairs WC
- Available: Early April 2025
  - Restrictions: No Pets
  - EPC: 83 (B)
- Fitted Kitchen With Appliances
  - Rear Garden
- UNFURNISHED

**2 BEDROOMS**

**£1,200**

A modern and attractive TWO DOUBLE bedroom mid terrace property in this popular residential area ideally located for both Leamington Spa and Warwick, the property has a fitted kitchen, living room, rear garden.

Available early April 2025

#### **Entrance Hall 8'3" x 3'4" (2.533 x 1.022)**

Entered via a panelled door with inset partially obscured glazed panels,, whilst stairs rise to the first floor. There is a light point, a panelled radiator and wood effect laminate flooring which continues into the lounge area.

#### **Lounge 15'1" x 9'3" (4.60 x 2.82)**

Double glazed window to front elevation, under-stairs cupboard, light point to ceiling. radiator and wood effect laminate floor.

#### **Kitchen/Diner 12'5" x 8'0" (3.81 x 2.46)**

Double glazed window to rear overlooking garden, with access through double glazed french doors. Wood block effect kitchen work top with plenty of storage units. There is an inset 1½ bowl stainless steel sink and drainer, with a chrome mixer tap over. Integrated oven and grill with hob. Includes washing machine and fridge freezer and integrated dishwasher. Spotlights to ceiling and radiator in what is a very modern and attractive kitchen space.

#### **Downstairs WC 4'9" x 2'11" (1.47 x 0.89)**

Double glazed window to rear aspect, WC, sink ,radiator and wood effect laminate floor.

#### **Landing**

Access to two bedrooms and bathroom, light point to ceiling and loft access.

#### **Bedroom One 12'7" x 8'5" (3.86 x 2.57)**

Two double glazed windows to front aspect, built in storage cupboard, carpet, light point to ceiling and radiator.

#### **Bedroom Two 12'7" x 8'2" (3.86 x 2.51)**

Double glazed window to rear aspect, light point to ceiling, radiator and carpet.

#### **Bathroom 6'3" x 5'6" (1.91 x 1.70)**

Modern three piece bathroom suite, low level WC, sink with chrome mixer tap, bath wit shower screen, spotlights to ceiling. extractor fan, large format tiled splashbacks, a chrome heated towel rail and wood effect flooring.

#### **Holding Deposit**

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

### Lettings Disclaimer

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### Tax Band

The Council Tax Band is B

