

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)

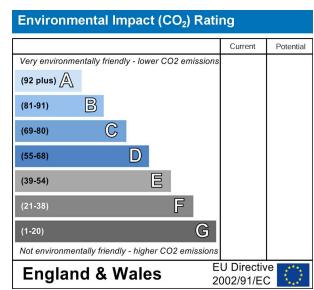
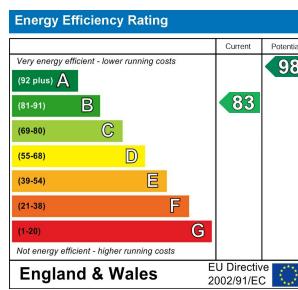
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Tax Band

The Council Tax Band is B



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