

WHITNASH ROAD, LEAMINGTON SPA CV31 2HB



LOCATED IN THIS POPULAR PART OF WHITNASH, THIS SEMI DETACHED THREE BEDROOM HOUSE BENEFITS FROM BOTH DRIVEWAY PARKING AND A GARAGE

- Open Plan Lounge / Dining Room
- Two double bedrooms and one single bedroom
 - Driveway and Garage
 - Modern fitted kitchen
- Available from February 2026
 - Generously sized
- Landscaped rear garden
 - Conservatory
 - EPC: 57 (D)
- Council Tax Band - D (WDC)

3 BEDROOMS

£1,350 PCM

Hawkesford are delighted to offer this generously proportioned, three bedroom family home.

The property in brief is comprised of an entrance porch leading into a large, open plan living / dining room leading to the rear conservatory. A modern fitted kitchen offers a range of base and walled units with ample storage. The first floor offers two generous double bedrooms and one single. Bathroom with shower cubicle, bath and basin and separate toilet cubicle. Substantial landscaped rear garden.

Parking for multiple cars on the driveway and garage included. Viewing strongly recommend.

Available from February 2026 on an unfurnished basis.

Entrance Hall

Lounge/Diner 12'5" x 26'9" (3.80m x 8.16m)

(Measurements into bay alcoves) Bay to front, wood burner. French door to garden

Kitchen 7'10" x 8'8" (2.40m x 2.66m)

window to the rear garden., New kitchen with integrated oven and hob, space for fridge, range of floor and wall units and pantry with some shelving.

Garage

With light and power.

Bedroom One 14'3" x 10'3" (4.36m x 3.14m)

(Measurements taken into bay) Bay window to front elevation

Bedroom Two 12'0" x 11'5" (3.66m x 3.49m)

With window to rear elevation.

Bedroom Three 7'6" x 6'6" (2.31m x 1.99m)

With window to front elevation, built in hanging space with shelf over and bookcase.

WC

Low level WC and wash hand basin over

Bathroom

Bath, separate shower cubicle, pedestal wash hand basin,

Outside

To the front, driveway providing parking and lawned area.

To the rear, paved patio area with outside toilet and grassed lawn.

Lettings Disclaimer

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Holding Deposit

One weeks holding deposit will be required ($\text{rent} \times 12 / 52$ - E.G If rent = £750, Holding deposit = $\text{£750} \times 12 / 52 = \text{£173}$)

Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent ($\text{rent} \times 12 / 52 \times 5$ eg $\text{£1000} \times \text{£12000} / 52 = \text{£230.77} \times 5 = \text{£1153.85}$).

