

DESDEMONA AVENUE, WARWICK CV34 6FX



SITUATED IN THIS POPULAR LOCATION OVER LOOKING A GREEN TO THE FRONT, THIS TWO BEDROOM MID TERRACE HOUSE IS WELL PRESENTED AND OFFERS CONVENIENT ACCESS TO LEAMINGTON AND WARWICK TOWN CENTRE, THE M40 AND MOTORWAY NETWORKS

- **TWO BEDROOM TERRACE**
 - Fitted Kitchen
 - Downstairs WC
- **Two Allocated Parking Spaces**
- **AVAILABLE 27TH SEPTEMBER 24**
 - **NO PETS**
 - **Current EPC Rating: 75 (C)**
 - Bathroom With Shower
- **VIEWINGS AVAILABLE FRIDAY 13TH**
 - **Rear Garden**

2 BEDROOMS

£995 PCM

A TWO bedroom terraced located on Warwick Gates so ideally located for both Leamington Spa, Warwick and the M40 network.

Accommodation comprises; Entrance hall, ground floor w.c., kitchen with appliances, sitting room, master bedroom with double built in wardrobes and further cupboard, further bedroom, bathroom with shower, rear garden with shed, two allocated parking spaces.

VIEWING RECOMMENDED

Entrance Hall & WC

Cloakroom with WC, stairs to first floor

Living Room

Window to rear, door giving views and access to garden, NEW CARPET

Fitted Kitchen

Range of units, built in oven/hob, fridge

Window to front aspect

Landing

GENERAL INFORMATION LETTINGS

To secure this property you will need to complete Reference Application Forms, available from the Leamington office or from our website. These need to be completed and submitted with the Agency Fee. SUBMISSION OF THE AGENCY FEE DOES NOT CONSTITUTE A HOLDING DEPOSIT.

Bedroom One

Window to front, wall mounted radiator, built in wardrobe, bulk head cupboard

Bedroom Two

Window to rear, wall mounted radiator

Bathroom

Bath with shower over, wash hand basin, Low Level WC, radiator

Outside

Paved patio area, brand new garden shed, off street parking

Tax Band

The Council tax is a band "C" from Warwick District Council and the property has a water meter.

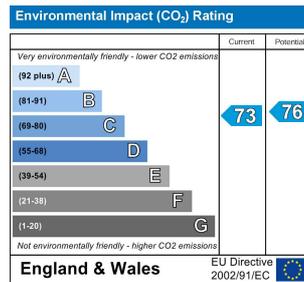
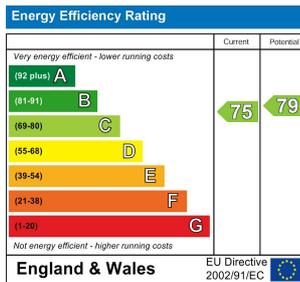
Lettings Disclaimer

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 Robert West 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

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)



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