

HILLSIDE CROFT, SOUTHAM CV47 8NU



A TWO BEDROOM HOUSE WITH CONSERVATORY

- Two Bedroom House
- Garage and Parking Space
- Fitted Kitchen With Appliances
 - Low Maintenance Garden
 - Conservatory
 - EPC: D
- Council Tax Band: C
 - Available Now!
- Pets Considered
 - Unfurnished

2 BEDROOMS

£995 PCM

Hawkesford are pleased to offer this Well presented, Two Bedroom, Mid Terraced House in Napton.

Located in a quaint cul de sac, the property benefits from a living room, fitted kitchen with whitegoods, base and walled units for storage. Generously sized double bedroom and single bedroom with built in wardrobe. A bright conservatory leads to a rear garden, single garage and parking space.

Napton is located close to Southam town and has good access to the Fosse Way. It has local amenities including shops, a post office and public house.

AVAILABLE NOW!

Entrance Hall

With night storage heater and stairs to the first floor

Lounge 16'9" x 11'10" (5.11 x 3.62)

Window to the front elevation and door to the kitchen.

Feature fireplace with electric fire

Kitchen 11'9" x 7'10" (3.60 x 2.41)

With window to the rear elevation.

Built-in floor and wall cupboards with electric cooker with extractor fan over. Free standing fridge/freezer and space for washing machine. Sink with drainer. Breakfast bar.

Door leading to the

Conservatory 9'8" x 10'5" (2.95 x 3.18)

Measurements to widest points.

French doors to the garden. Constructed from brick and glass. Night storage heater

Stairs leading to the first floor

Bathroom

Obscure glazed window to the rear elevation.

Coloured bath with shower over, low level wc, pedestal wash hand basin.

Bedroom Two 6'8" x 10'9" (2.05 x 3.28)

Window to the rear elevation. Night storage heater

Cupboard with immersion and shelves.

Bedroom One 11'9" x 11'9" (3.59 x 3.60)

Measurements to the widest point.

Night storage heater. Window to the front elevation

Outside

To the front: mainly laid to lawn, paved pathway leading to the front door

To the rear: landscaped garden with paved patio areas and astro turf

Garage: with up and over door

Allocated parking space

Shed

Tax Band

Council Tax Band "C" from Stratford District Council

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)

