

**EPSOM ROAD, LEAMINGTON SPA CV32 7AR**



**A WELL PRESENTED THREE BEDROOM HOUSE SITUATED IN THIS POPULAR PART OF LEAMINGTON. THE PROPERTY WAS COMPLETELY REFURBISHED IN 2011 AND IS PRESENTED IN GOOD CONDITION.**

- Semi-Detached House
- Living Room & Dining Room
- Kitchen with Dishwasher
- Bathroom with Separate WC
- Two Doubles, One Single
- Driveway Parking & Garage
- Restrictions: No pets.
- EPC Rating: 65 (D)

3

**Unfurnished**

**£1,200 PCM**

Accommodation comprises; Front driveway with parking and access to garage. Entrance hall with storage cupboard, living room, dining room with open archway to kitchen and door leading to the garden. Kitchen with electric oven and hob, built in dishwasher and free standing fridge/freezer. First floor; separate WC, bathroom with separate shower cubicle, two double bedrooms with built in wardrobes and further single bedroom. Garden to the rear with paved patio area and enclosed courtyard to the side.

**Entrance Hall**

With storage cupboard and stairs leading to the first floor.

**Living Room**

With window to the front elevation.

**Dining Room**

With window and room to the rear elevation. Open archway to the kitchen.

**Kitchen**

With window to rear elevation, fitted with a range of floor and wall units. Integrated electric oven and hob, with extractor fan over. Built in dishwasher and door to the pantry. Free standing fridge/freezer. Door to the side entrance lean-to stairs and landing.

**Stairs and Landing**

To the first floor.

**Separate WC**

With low level WC.

**Bathroom**

Obscure glazed window to the rear elevation. Separate shower cubicle, bath and hand wash basin.

**Bedroom One**

A double bedroom with window to the front elevation. Built in wardrobe.

**Bedroom Two**

A further double bedroom, with window to the rear elevation. Built in wardrobe.

**Bedroom Three**

Single/Study with window to the front elevation. Built in wardrobe.

**Outside**

To the front: Driveway providing parking. Garden mainly laid to lawn, borders with shrubs.

Garage: With up and over door, light and power, and washing machine.

To the rear: Mainly laid to lawn with paved pathway leading around the garden.

**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.

**Holding Deposit**

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

**Tax Band**

The Council Tax Band is D



