

TAYLOR COURT, WARWICK CV34 4QT



A RECENTLY MODERNISED TWO/THREE BEDROOM TOWNHOUSE SET IN THE CENTER OF WARWICK, BENEFITING FROM A PARKING SPACE AND A LARGER THAN AVERAGE GARAGE. SAINBURYS SUPERMARKET AND THE RACECOURSE ARE LITERALLY ON YOUR DOORSTEP. INTERNAL VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE SIZE AND FINISH OF THIS TOWN CENTER HOME.

- Townhouse
- Central Location
 - Utility Area
 - Fitted Kitchen
- Two/Three Bedrooms
- Large Garage & Parking
- Available: 1st August 2022
- Restrictions: No pets. No smoking.
- Current EPC Rating: 73 (C)

3

Unfurnished

£1,100 PCM

Hawkesford are delighted to offer this three storey town house.

Located in the centre of Warwick with garage and allocated parking space in front.

The accommodation is arranged over three floors and benefits from three double bedrooms.

Entrance Hall

Neutrally carpeted and decorated, there is light point to ceiling, gas central heating radiator with thermostat and cupboard providing shelved storage. White painted wooden framed door with fifteen glazed panels giving access into the

Kitchen

Tile effect floor, neutrally decorated to walls and ceiling, chrome light point to ceiling, white UPVC double glazed window to front elevation with blind. Kitchen is fitted with appliances, wood effect frontages with chrome handles, black granite effect melamine work surface. There is a freestanding black Beko fridge freezer, built-in Lamona electric oven with Lamona gas hob and extractor above, Smeg dishwasher, stainless steel sink with matching drainer and chrome hot and cold mixer tap.

From the Entrance Hall, white painted wooden door with brass door furniture leading into:

Living Room 19'10" x 13'3" (6.052 x 4.052)

(L shaped) Carpeted to floor and neutrally decorated to walls and ceiling. Two wall lights, one light point to ceiling. Two large white UPVC double glazed windows to rear elevation, with matching curtain poles and full length line curtains. Electric sockets, TV point, BT point and gas central heating radiator. From the living room, white painted wooden door with brass door furniture which leads to carpeted stairs, leading to the lower ground floor, where there is a second entrance hall.

Second Entrance Hall

Neutrally carpeted and decorated, light point to ceiling, gas central heating radiator, white painted concertina door giving access into the

Downstairs WC

Neutrally carpeted and painted, light point to ceiling, vent to high level, white low level wc, white pedestal wash hand basin with hot and cold tap, gas central heating.

From the second entrance, solid white painted wooden with chrome door furniture giving access to:

Bedroom Three/Study 10'10" x 7'1" (3.308 x 2.167)

Neutrally carpeted and decorated, white UPVC double glazed windows to front elevation, light point to ceiling, gas central heating radiator, electric socket, BT point.

From the second entrance, solid white painted wooden with chrome door furniture giving access to:

Garage

Cement floor, decorated to walls and ceiling, strip light point to ceiling, electric sockets, fuse board to high level, fitted units to comprise; drawer pack, floor unit and double wall unit. There is also a Hoover washing machine and white built in sink with matching drainer and matching hot and cold tap. Up and over garage door and further wooden door with two obscure glass panels with Yale lock and brass door knob.

From the Entrance Hall, carpeted stairs leading up to the first floor landing. Carpeted stairs and neutrally decorated to walls and ceiling. Light point to ceiling, electric socket, frameless mirror, gas central heating radiator, cupboard housing hot water tank and two slatted shelves. White painted wooden door with brass door furniture leading to:

Bedroom One 13'3" x 12'8" (4.054 x 3.864)

Carpeted to floor and neutrally decorated, two white UPVC double glazed windows to rear elevation with matching curtain pole and curtains, gas central heating radiator, light point to ceiling, electric socket and BT point.

From the first floor landing white painted wooden door with brass door furniture leading to:

Bathroom

Tiling to floor, walls are tiled to half height and then to full height around the bath/shower area in marble effect tiles. Walls and ceiling are neutrally decorated. Enclosed light point to ceiling, vent to ceiling height. White bath with white bath panel, chrome hot and cold mixer tap, Mira Sport electric shower with chrome glass shower screen. Vanity unit. White sink with chrome hot and cold mixer tap and storage underneath. Built in low level wc with matching seat and lid. Double mirror fronted medicine cabinet and further white fitted cabinet. Chrome heated towel rail.

From the first floor landing white painted wooden door with brass door furniture leading to:

Bedroom Two 11'3" x 9'4" (3.434 x 2.862)

Carpeted to floor and neutrally decorated. White UPVC double glazed window to front elevation with curtain pole and curtains, light point to ceiling, gas central heating radiator, electric sockets, two double fitted wardrobes with wood effect frontages, one with small hanging rail and then shelving, blanket storage above. Further second wardrobe with two hanging rails and blanket storage above.

OUTSIDE

To the front of the garage, there is one parking space.

Council Tax

The Council tax is a band "D" from Warwick District Council.

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.

Lettings Disclaimer

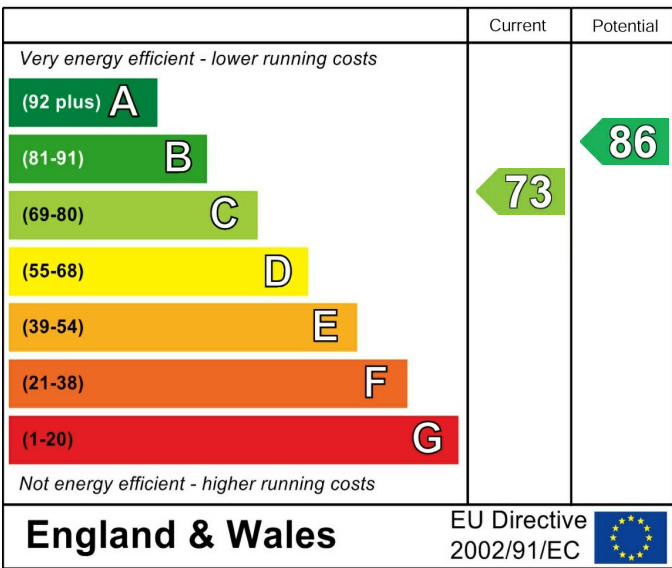
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Holding Deposit

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)



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

