

COLBOURNE GROVE, LEAMINGTON SPA CV32 6SL



- **STUNNING DETACHED BUNGALOW**
 - Two Double Bedrooms
- **FITTED KITCHEN/DINING ROOM**
 - Spacious Living Room
- **BATHROOM WITH SHOWER CUBICLE**
 - Sunny Rear garden
 - Garage & Parking
- **CUL-DE-SAC LOCATION**
 - UNFURNISHED
- Available Early April 2025

2 BEDROOMS

£1,595 PCM

A Well Presented TWO DOUBLE BEDROOM Detached Bungalow In this sought after location in Leamington Spa. The property benefits from a lovely sunny rear garden, off street parking & garage. Internally there is a fitted kitchen with dining area, spacious living room, Modern bathroom with Separate Shower Cubicle.

Viewing Recommended, Pet Considered, UNFURNISHED

Entrance Hall

Via private entrance door, storage cupboard, wall mounted radiator, airing cupboard housing hot water cylinder

Living Room

Window to front aspect, wall mounted radiator, door leading to Kitchen

Fitted Kitchen/Diner

Master Bedroom

Window to Rear Aspect, wall mounted radiator

Bedroom Two

Double glazed window to front aspect, wall mounted radiator, built in wardrobes

Bathroom

Modern Bathroom with a separate shower cubicle, bath, Inset wash hand basin with storage below, WC, window to rear aspect, heated towel rail.

Rear Garden

A lovely sunny rear garden with paved patio area, laid to lawn and various shrubs and borders

There is a single garage with up and over door and side access. Please note loft space is not included in the rental.

Front Of Property

Parking for two vehicles, laid to laid 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. 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 $£750 \times 12 / 52 = £173$)

Tax Band

The Council Tax Band is F



| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |