

DOVEHOUSE CLOSE, WARWICK CV34 6LL



- Mid Terrace
- Downstairs WC
- L Shaped Living/Dining Room
 - Two Double Bedrooms
 - Allocated Parking
 - Available: TBC
- Restrictions: No pets. No smoking.
 - Current EPC Rating: 79 (C)

2 BEDROOMS

£975

Accommodation comprises; Good sized entrance hall, downstairs wc, fully fitted kitchen, storage cupboard, large living/dining room with double French doors out to garden, two good sized double bedrooms, family bathroom with shower over bath.

Entrance Hall

Double glazed door leading into entrance hall with dark wood effect laminate flooring, neutral walls, good sized area under stairs for storage, solid white doors leading into all rooms. Handy storage cupboard.

Downstairs WC

With tiled floor, decorated in neutral colours, gas central heating radiator, white low level WC with push flush, small pedestal wash hand basin and vent to ceiling.

Kitchen 11'7" x 7'1" (3.541 x 2.169)

With tiled floor, decorated in neutral colours, white UPVC double glazed window to front elevation, fitted with a range of base and wall units with wood effect frontages and brushed chrome handles, dark granite effect melamine work surface. Free standing fridge freezer, built in electric oven and gas hob above with extractor, washing machine. Stainless steel sink with matching drainer, gas central heating radiator.

First Floor Landing

Carpeted and neutrally decorated. Gas central heating radiator, light point to ceiling, white doors leading to all rooms. Handy storage cupboard with slatted shelf.

Bedroom One 16'0" x 11'10" (4.873 x 3.614)

Slightly L shaped (max measurements). Dark carpet to floor, neutral décor to walls and ceiling, two white UPVC double glazed windows to front elevation, two gas central heating radiators and light point to ceiling.

Bedroom Two 13'7" x 9'2" (4.152 x 2.793)

With dark carpet to floor, neutrally decorated, white UPVC double glazed window to rear elevation, gas central heating radiator and light point to ceiling.

Bathroom

Lino to flooring, decorated to the majority of the walls in neutral décor the remainder of the walls are tiled to full height in white tiles. Obscure glazed white UPVC double glazed window to rear elevation with tiled sill. White bath with white bath panel with shower over, white pedestal wash hand basin with medicine cabinet above, white low level WC with chrome push flush, gas central heating radiator and light point to ceiling.

Outside

There is an enclosed garden to rear with gate giving access to car park. The garden is mainly laid to lawn with paved pathway leading to rear of garden and to left and right hand side. Good sized shed and storage for bins at the rear.

Council Tax

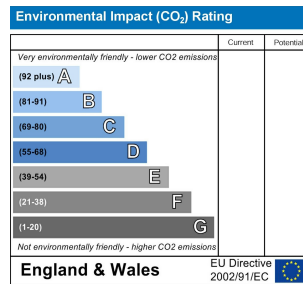
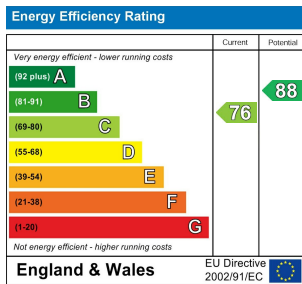
The Council tax is a band C from Warwick District Council.

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)

Tax Band

The Council Tax Band is C



www.hawkesford.co.uk t: 01926 430 553 f: 01926 430538 e: leamington@hawkesford.co.uk