

PENNEY LANE, WARWICK CV34 6JG



A WELL PRESENTED TWO BEDROOM, TERRACED HOUSE. WITH GOOD SIZED LIVING ROOM AND FITTED KITCHEN. MASTER BEDROOM WITH EN-SUITE, FURTHER BEDROOM AND BATHROOM. ENCLOSED REAR GARDEN WITH SIDE ACCESS IN TO THE GARAGE AND ONE PARKING SPACE TO THE FRONT OF THE GARAGE.

- Terraced House
- Well Presented
- Master with En-suite
- Enclosed Rear Garden
- Garage with Parking Space
- Restrictions: No Smoking & No Pets
- Available: 22nd April 2022
- EPC Rating: 77 (C)

Available we have a two bedroom terraced house on the ever popular chase meadow development.

Within easy commute of the A46 and M40, the property benefits from being within walking distance of local amenities to include a convenience store and café. The property is well presented throughout and has a good sized living room and fitted kitchen. Master bedroom with En-suite, further bedroom and bathroom.

There is an enclosed rear garden with side access in to the garage and one parking space to the front of the garage.

Internal viewing is strongly recommended to appreciate the size and finish of the house. The property is available on an unfurnished basis.

Entrance

Entrance to the property is via a double glazed door which leads in to the entrance hall which gives access in to the kitchen and living room.

Kitchen

Fitted with a range of base and wall units with wood effect frontages and a granite effect melamine worksurface. There is an electric oven and gas hob, washing machine and fridge freezer.

Living Room

Being carpeted and neutrally decorated with feature wall with fitted, matching curtains. Double glazed, double French doors leading out in to the enclosed garden.

Downstairs WC

With low level WC and fitted sink.

Landing

From the entrance hall there are carpeted stairs leading up to the first floor landing.

Master Bedroom

Carpeted to floor and neutrally decorated with feature wall and access in to the En-suite.

En-Suite

With modern tiles to the walls, low level WC, sink and walk in shower.

Bedroom Two

Carpeted to floor and neutrally decorated.

Bathroom

With bath, wash hand basin and sink.

Garden

Fully enclosed and mainly laid to lawn. There is the benefit of a full height gate leading to the parking space and a door which leads in to the garage.

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)

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.

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Tax Band

The Council Tax Band is C



