HAWKESFORD

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Residential
New Homes
Lettings
Commercial

PARADISE STREET, WARWICK CV34 5BT



- Traditional Terraced Home
- Two Bedrooms
- Modern Fitted Kitchen
- First Floor Bathroom
- Enclosed Rear Garden
- Garage
- Available immediately
- EPC: D
- Council Tax Band: C

2 BEDROOMS | **£1,275 PER MONTH**

Paradise Street is ideally located for Warwick town centre, the hospital and the train station - all being within an easy walk. It is also within the catchment area for Coten End primary school and Myton secondary school.
There is also the added bonus of a garage which is accessible from the front off Packmore Street via an up and over door, or from the garden via a pedestrian door.

Accommodation in brief; entrance hall, open plan living dining room, newly fitted kitchen, two bedrooms and a family bathroom. There is an enclosed garden, garage and cellar.

The property is available immediately on an unfurnished basis.

Entrance
Entrance to the property is via a front door which leads in to the entrance hall, being carpeted to floor, neutral décor to walls and ceiling, gas central heating radiator, light point to ceiling, carpeted stairs lead up to the first floor landing and a solid door opens in to the open plan living dining room.

Living Area 13'3" x 9'10" (4.044m x 3.002m)
Continuation of carpet and décor, bay window to front elevation, gas central heating radiator,

Dining Area 11'10" x 10'4" (3.630m x 3.150m)
Continuation of carpet and décor, double glazed window to rear elevation, gas central heating radiator

Cellar
Is accessed of the dining area via a sold door and brick steps which lead down in to the cellar. It has a cement floor, light point to ceiling, electric socket and window. The fuse box and electric meter are located here.

Kitchen 9'6" x 6'8" (2.899m x 2.036m)
Having wood effect flooring and neutral décor to walls and ceiling, double glazed door to side elevation giving access out in to the garden and window to side elevation, there is a light point to ceiling.
The kitchen is newly fitted with a range of base and wall units in a handle less white frontage with a marble effect worksurface with matching tiled splash back, various electric sockets and fused switches. Fitted with a new electric oven and ceramic hob with extractor above, space and plumbing for washing machine, space for full height fridge freezer, stainless steel one and a half bowl sink with matching drainer and chrome mixer tap. Alpha combi boiler.

Family Bathroom
Having cushioned floor and neutral décor to walls and ceiling, walls being tiled to full height around the bath and shower area. Obscure glazed double glazed window to rear elevation with gas central heating radiator below. Fitted with a white suite of toilet, pedestal wash hand basin with chrome hot and cold taps, bath with chrome hot and cold taps and electric shower over.

Bedroom Two 11'11" x 7'10" (3.647m x 2.396m)
Having stripped wooden flooring, neutral décor to walls and ceiling, double glazed window to rear elevation with gas central heating radiator below,

Bedroom One 13'2" x 12'0" (4.028m x 3.664m)
Having stripped wooden flooring, neutral décor to walls and ceiling, double glazed window to front elevation with gas central heating radiator

Outside
To the rear of the property and accessed from the kitchen is the enclosed rear garden which is mainly hard landscaped and has the benefit of an outside toilet as well as a garage. The garage is accessible from the garden via a solid door and from the front of the garage via an up and over door off Packmore Street.

Lettings Disclaimer

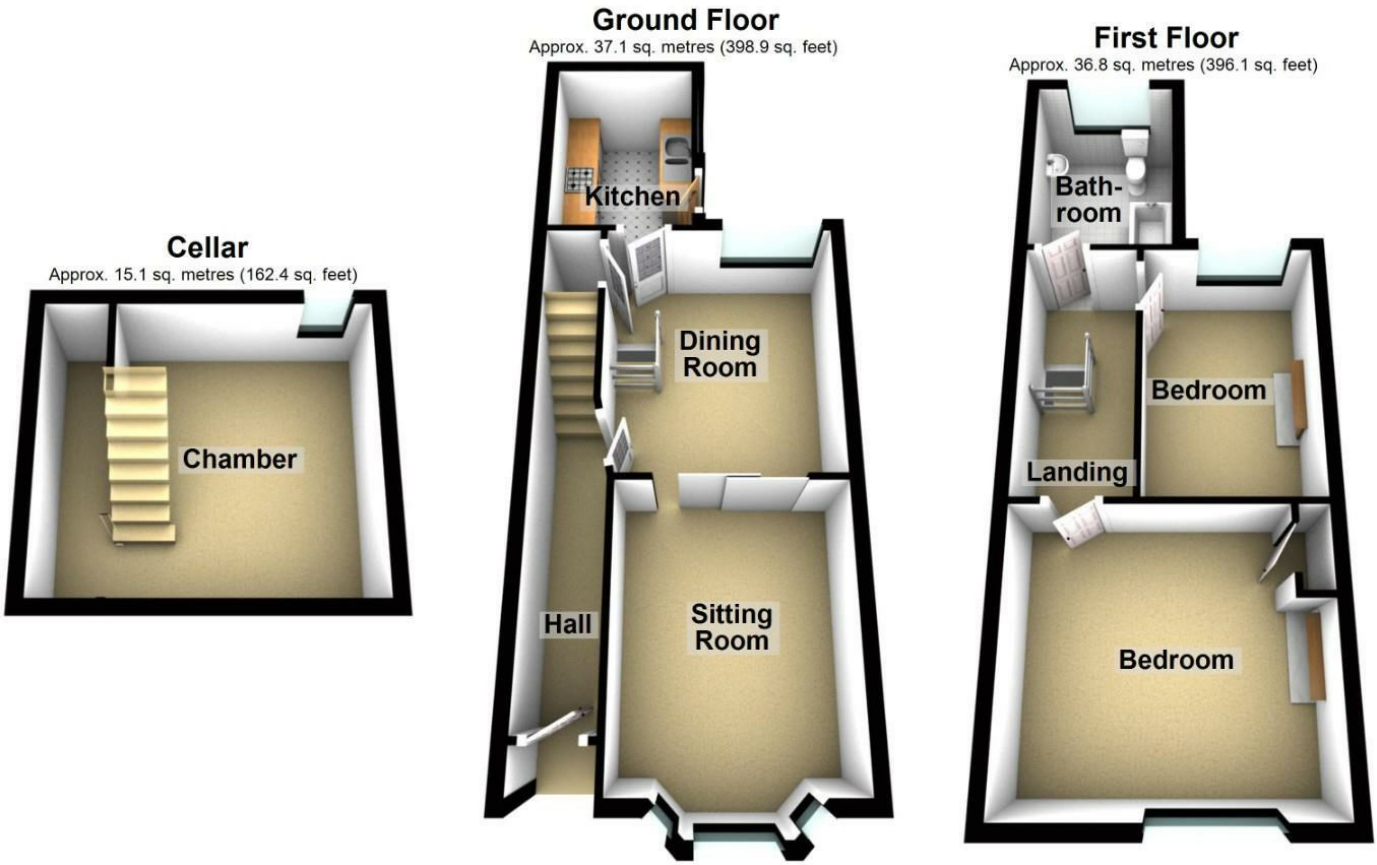
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Holding Deposit

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)







Total area: approx. 88.9 sq. metres (957.4 sq. feet)

