

## VERDUN CLOSE, LEAMINGTON SPA CV31 2LR



- **2 Double Bedrooms**
- **Modern Kitchen with Appliances**
  - **Modern Bathroom**
  - **Large Living / Dining Room**
- **Private Rear garden with Storage**
- **Immediately Available**
- **EPC 73 / C**

**2 BEDROOMS**

**£1,200 PCM**

Very appealing 2 bed terraced home, available immediately.

This lovely home offers a modern kitchen equipped with electric oven & hob, Fridge Freezer, Washer / Drier & dishwasher, a very spacious lounge dining room with French Doors giving views and access to the private rear garden, a modern bathroom, with traditional 3 piece suite, and shower over bath, & 2 very generous double bedrooms, one with built in storage.

Outside there is a a private rear garden with a small shed to the rear, and a pretty front garden. Parking is plentiful, on street.

Located on a quiet road, close to schools and local conveniences, within easy distance of both Warwick and Leamington.

**\*\* Sorry, No Pets\*\***





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

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