

## ARAGON DRIVE, WARWICK CV34 6LR



**SITUATED IN THE CATCHMENT AREA FOR MYTON SCHOOL, A SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE AND PARKING FOR TWO CARS. VIEWING HIGHLY RECOMMENDED.**

- Detached Property
- Four Bedrooms
- Separate Dining Room
- Master with En Suite Shower Room
- Driveway Parking & Double Garage
- Restrictions: No pets, no sharers. 12 Month Tenancy Preferred
  - Available: 6th November 2021
  - Current EPC Rating: 50 (E)

Hawkesford are delighted to offer this four bedroom detached house, benefiting from generous master bedroom with en suite, a double garage, parking on driveway for two cars, enclosed garden to rear, and situated in the catchment area for Myton School.

Viewing is highly recommended.

### Entrance Hall

Being of good size with neutral carpet and décor with solid white doors leading to all rooms.

### Living Room 17'10" x 11'11" (5.43 x 3.63)

(207 into bay window) Having neutral carpet and décor, coal effect gas fire, Glazed single door giving access to:

### Dining Room 10'10" x 10'4" (3.30 x 3.15)

Having neutral carpet and décor, sliding patio doors to garden,

### Kitchen 14'0" x 8'6" (4.27 x 2.59)

Having tiled floor, neutral décor, floor and wall units with wood effect frontages and melamine work surface. Fully fitted with electric oven, gas hob, dishwasher, washing machine, fridge, microwave and two bowl sink. Half glazed wooden door to garden.

### Guests Cloakroom

With cream toilet and wash hand basin.

### Bedroom One 12'9" x 10'4" (3.89 x 3.15)

With a huge amount of fitted units, and access to the

### En-Suite Shower Room

fitted with single walk in shower, toilet, wash hand basin, heated towel rail, obscure glazed window.

### Bedroom Two 10'4" x 11'8" (3.15 x 3.56)

With huge amount of fitted units

### Bedroom Four 7'0" x 8'10" (2.13 x 2.69)

(currently used as an office)

### Family Bathroom

Recently fitted with modern white suite of wash hand basin, toilet, bath with shower over and heated towel rail.

### Outside

Good sized enclosed garden to rear with patio area and planted beds to the perimeter.

To the front of the property is vehicular access to the double garage, parking on the driveway for two cars.

### Council Tax

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

### Holding Deposit

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)



















[www.hawkesford.co.uk](http://www.hawkesford.co.uk) t: 01926 411 480 e: [warwick@hawkesford.co.uk](mailto:warwick@hawkesford.co.uk)





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>56</b>
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	