

## BACK LANE, BIRDINGBURY CV23 8EN



- **TWO BEDROOM BUNGALOW**
  - Village Location
  - Modern Bathroom
  - Restrictions: No Pets
  - Kitchen With Appliances
  - Spacious Living Room
    - UNFURNISHED
- **VIEWING RECOMMENDED**
  - EPC E
  - AVAILABLE NOW

**2 BEDROOMS**

**£950 PCM**

\*UNEXPECTEDLY RE AVAILABLE\* A TWO bedroom bungalow in the beautiful village of Birdingbury, the property has a modern kitchen and bathroom, spacious living room and good size garden. This property must be viewed!

UNFURNISHED, AVAILABLE NOW, Sorry No Pets

### **Entrance Hall**

Entrance hall with boiler with doors leading into

### **Kitchen**

Modern kitchen with gas hob, electric oven, chrome sink and mixer tap under window over looking the side of the garden, extractor fan and plenty of floor and wall units. Obscure glass back door leading into the garden.

### **Lounge 15'3" x 12'2" (4.66 x 3.73)**

Wooden Flooring, Window to front elevation and radiator leading through to

### **Bathroom**

Bath with Shower over, vanity sink and WC unit, Slate effect tiled flooring and tiled walls around the bath and shower. Obscure window to the side elevation

### **Bedroom One 9'5" x 13'10" (2.88 x 4.23)**

Carpeted, Window to rear elevation, radiator and one single light pendant

### **Bedroom Two 7'4" x 10'5" (2.24 x 3.18)**

Carpeted, window to rear elevation and single light pendant

### **Storage cupboard**

### **Outhouse**

Located just outside the kitchen door with Light and Power for Washing Machine

### **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)

**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.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

**Tax Band**

The Council Tax Band is C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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