

ST. CHRISTOPHERS CLOSE, WARWICK CV34 5RT



- **Three Large Double Bedrooms**
 - **Two Reception Rooms**
 - **Full Wet Room Ground Floor**
- **Family Bathroom with Underfloor Heating + Additional Separate W.C.**
- **Modern Kitchen With Appliances**
 - **Private Rear Garden**
 - **Driveway Parking**
 - **Half Garage**
- **Close to Warwick Centre.**
 - **EPC = C - 75**

3 BEDROOMS

£1,550 PCM

Rare opportunity to rent this exceptional 3 bedroom home in Warwick.

On the ground floor there are two generous sized reception rooms, both with wooden flooring, the one to the rear has sliding patio doors, giving views and access to the garden. There is a modern kitchen with appliances and 5 ring gas hob. A full, high spec wet room and storage cupboard.

Upstairs there are 3 genuinely well proportioned double bedrooms, a full bathroom with underfloor heating, roll top bath and separate shower. In addition there is a second, separate W.C. with wash hand basin.

Outside there is a small front garden, and driveway parking., a half garage, ideal for storage, to the front, and a pretty, private rear garden.

St Christopher's Close is tucked away in a quiet corner, but has easy access to Warwick centre, and all local conveniences. This property must be viewed to truly appreciate the generous proportions of the rooms and standard of the finishes.

Entrance Hall

Via front entrance door, wood flooring, wall mounted radiator, storage cupboard

Wet Room

Wet room with shower, wash hand basin, WC

Living Room

Double glazed window to front aspect, wall mounted radiator

Dining Room

Sliding patio doors giving views and access to garden, wall mounted radiator

Kitchen

Modern kitchen with 5 ring gas hob, Fridge Freezer & Washing Machine. Glazed door leading to Rear Garden

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

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.

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)

Exterior

Driveway parking to Front. Half garage for storage.

Private rear garden with gate giving side access to front driveway.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC