HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

LINLEY ROAD, SOUTHAM CV47 0JZ

- Two double bedrooms
- Newly decorated with new carpets
- Full bathroom with shower over bath
- Spacious living space
- Excellent storage
- Council tax band: A
- EPC: C
- Available in October
- Unfurnished

2 BEDROOMS **£895 PCM**

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

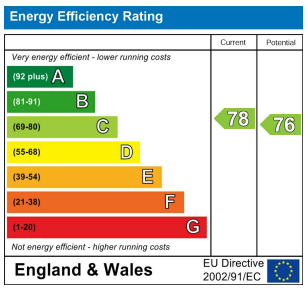
Spacious Two Bedroom, First Floor Maisonette. Available in October.

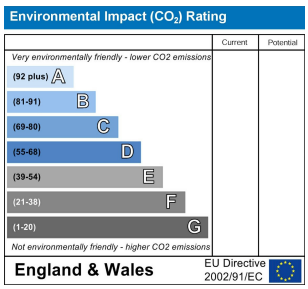
Freshly decorated throughout, with the benefit of newly fitted carpets.

Private access leads up stairway to a wide hallway. Spacious double bedroom and second single bedroom. Spacious open plan living space leading to the kitchen, with stylish butler's sink & five burner gas hob, spaces for fridge freezer & washing machine. Full bathroom with shower over bath. Wide hallway with built in cupboard space and good sized utility / storage room. also with the added benefit of two built in storage cupboards,

Outside there is easy on road parking, and a small private garden.

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)


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
78
76
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC