

CICERO APPROACH, WARWICK CV34 6EA



- **FOUR BEDROOM DETACHED**
 - pet considered
 - **Two Reception Rooms**
 - **DOUBLE GARAGE**
 - **Good Size Rear Garden**
 - **STUDY**
 - **Unfurnished**
- **VIEWINGS FROM 3RD MARCH 2024**
 - **EPC D**

4 BEDROOMS

£1,950 PCM

A FOUR bedroom DETACHED property with STUDY, located on this popular development, the property has the added benefit of a double garage and good size rear garden. Inside are two reception rooms, fitted kitchen, master bedroom with en-suite and also family bathroom. Unfurnished and available EARLY MARCH 2024

VIEWING RECOMMENDED, VIEWINGS FROM 3RD MARCH 2025

Property Description

Hawkesford are delighted to offer this four bedroom detached family home on Warwick Gates which has both gas central heating and double glazing, the property comprises on the ground floor an entrance hall with cloakroom, living room with wood log burner dining room with doors giving views and access to garden, a fitted kitchen with built in oven/hob and space for table and chairs. Finally on the ground floor is a study located to the front aspect. On the first floor there is the master bedroom which has fitted wardrobes and with en-suite bathroom with shower, bedroom two and three have built in wardrobes. There is a family bathroom again with bath and shower over, outside is a good size garden with patio area and laid to lawn with gated side access, double detached garage and off street parking. Unfurnished.

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)

Please note the holding deposit is non-refundable if you withdraw from the let.

Tax Band

The Council Tax Band is



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		

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