

PENNEY LANE, CHASE MEADOW CV34 6JG



**A THREE BRDROOM SEMI DETACHED PROPERTY LOCATED ON THE
POPULAR CHASE MEADOW ESTATE**

- **Semi-Detached Property**
 - **Downstairs WC**
 - **Living Room**
 - **Breakfast Kitchen**
 - **Three Bedrooms**
 - **Available: June 2026**
- **Current EPC Rating: 76 (C)**
 - **Council Tax Band: D**

3 BEDROOMS

£1,300 PER MONTH

A Three Bedroom semi-detached family home on the popular Chase Meadow development. On the development there are local amenities to include public house, convenience store and general practitioners. Internal viewing highly recommended to appreciate the size of the property, also benefits from double glazing, gas central heating, single garage and parking space to the front of the garage.

Entrance to the property is via a double glazed door with two obscure glazed panels which leads into the Entrance Hall.

Entrance Hall

Wooden laminate floor, walls and ceiling in neutral colours, light point to ceiling, gas central heating radiator, thermostat to wall, electric socket and phone point. Carpeted stairs leads to the first floor landing, white painted wooden doors lead to the downstairs WC and Living Room.

Downstairs WC

Continuation of the flooring and decor, white UPVC obscure glazed window to front elevation, white low level WC, white pedestal corner wash hand basin with mirror tiles above, light point to ceiling, gas central heating radiator, chrome toilet roll holder and towel hoop.

Living Room 14'0" x 12'0" (4.26 x 3.66)

Continuation of the flooring and decor, white UPVC double glazed window to front elevation, gas central heating radiator, wooden slatted blinds, chrome curtain pole with full length lined curtains, two lights to wall, modern light fitting to ceiling, TV point, phone point and various electric sockets. White painted wooden door leading into the Breakfast Kitchen.

Breakfast Kitchen 15'5" x 8'8" (4.70 x 2.65)

Continuation of the flooring and decor, two light points to ceiling, white UPVC double glazed window to rear elevation, white UPVC double glazed, double french doors with chrome curtain poles and full length fitted curtains to rear elevation. Kitchen is fitted with a range of base and wall units with wood effect frontages with chrome handles, black granite effect melamine work surface, built-in electric oven with gas hob above and fitted extractor, built-in one and a half bowl sink with matching drainer with chrome hot and cold mixer tap, fridge freezer and washing machine. Splashback area is tiled in white tiles, various electric sockets and fuse switches.

Dining Area

With gas central heating radiator, double electric sockets and large under stairs storage cupboard.

First Floor Landing

Continuation of the carpet and decor, loft access, smoke detector, white painted wooden door leads to all rooms.

Bedroom One 12'4" x 9'8" (3.75 x 2.94)

Continuation of the carpet and decor, white UPVC double glazed window to the front elevation, gas central heating radiator, light point to ceiling, wooden slatted blinds, TV extension, various electric sockets and phone point. White painted wooden door housing fitted storage with hanging rail, also accessed from Bedroom One is the En-Suite Shower Room.

En-Suite Shower Room

Continuation of the carpet and neutral decor, white obscure double glazed window to front elevation, light point to ceiling, gas central heating radiator, white walk-in shower with chrome shower controls and head, white low level WC, white pedestal wash hand basin, walls are tiled to half height around the toilet and sink and full height around the shower area in a white high glass mosaic tile, mirror front medicine cabinet, shaver point and vent to ceiling height.

Bedroom Two 9'3" x 7'9" (2.82 x 2.35)

Continuation of the carpet and decor, white UPVC double glazed window to rear elevation, gas central heating radiator, light point to ceiling, TV point and electric socket.

Bedroom Three 8'11" x 6'1" (2.73 x 1.85)

Continuation of the carpet and decor, white UPVC double glazed window to rear elevation, gas central heating radiator, light point to ceiling, electric sockets and TV point.

Family Bathroom

Continuation of the carpet and decor, walls are tiled to half height around toilet, sink and bath area in white tiles, light point to ceiling, gas central heating central radiator, light point to ceiling, white bath with panel, white pedestal wash hand basin, white low level WC, chrome towel hoop and extractor to ceiling height. Airing cupboard which houses the hot water tank and slatted shelf for useful storage.

Outside**To The Rear**

Enclosed rear garden, with good sized patio area for alfresco dining, area of lawn and raised decked beds. Access to the single garage which has light and power and up and over door. A parking space to the front of the garage.

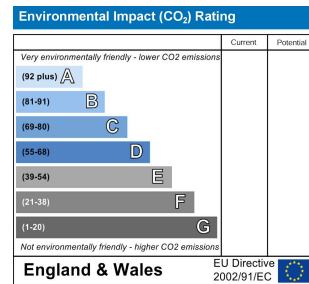
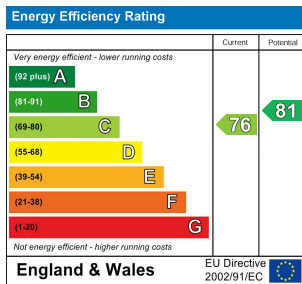
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Holding Deposit

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)



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