

SMITH STREET, WARWICK CV34 4JA



A TWO BEDROOM, PERIOD COTTAGE IN AN IDEAL LOCATION FOR WARWICK TOWN CENTRE, TRAIN STATION, WARWICK HOSPITAL AND ST NICHOLAS PARK.

- **Town Centre Location**
- **PERIOD COTTAGE**
- **Fitted Kitchen With Appliances**
 - **Two Bedrooms**
 - **Living Room**
 - **NO PETS**
- **On Street Parking**
- **Available Mid March 2025**
- **UNFURNISHED**

2 BEDROOMS

£950 PCM

A TWO bedroom period cottage in the heart of Warwick town centre, ideal for a single occupancy or couple.

Accommodation comprises:

Living room with feature fireplace, kitchen with appliances, two bedrooms and bathroom

UNFURNISHED, available Mid March 2025 Viewing Recommended

Accommodation comprises:

Living room with feature fireplace, kitchen with appliances, two bedrooms and bathroom.

Fitted Kitchen

Comprises, Cooker, fridge, freezer, washing machine

Living Room

stairs to first floor, feature fireplace, front entrance door

Bedroom One

wall mounted heater

Bedroom Two

wall mounted heater

Bathroom

Council Tax

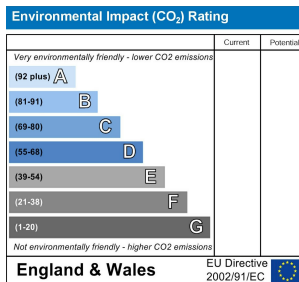
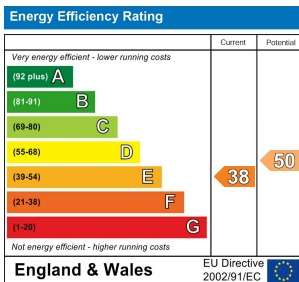
The Council tax is a band "C" from Warwick District Council.

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.

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)



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