

FLYING FIELDS ROAD, SOUTHAM CV47 1GA



A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE IN THIS POPULAR PART OF SOUTHAM

- Semi detached house
 - Three bedrooms
- Modern kitchen and bathroom
 - Garden to rear
- Restrictions: No pets
- Available: 27th May
- Minimum tenancy length: 12 Months
 - EPC: 69 (C)

3 BEDROOMS

£995 PCM

This well presented three bedroom semi detached house is offered by Hawkesford. Internal viewing is highly recommended.

The landlord has redecorated and re-carpeted the property throughout with new kitchen and bathroom. Driveway and single garage.

Entrance Hall

With door leading to lounge, stairs rising off to the first floor and further door leading to

Ground floor wc

With low level wc and wash hand basin

Lounge 11'4" x 14'10" (3.46 x 4.53)

With laminated flooring and window to the front elevation. Corner table and door leading to the

Breakfast Kitchen 10'2" x 14'8" (3.10 x 4.49)

Fitted with a range of floor and wall units, gas hob and electric oven with extractor fan over. Washing machine. Window to the rear elevation and patio doors to the garden. Door to under stairs storage cupboard

Stairs and landing

With doors to all rooms and airing cupboard

Bathroom

With obscure glazed window to the rear. Fitted with a white suite to comprise; low level wc, wash hand basin, bath with shower over. Heated towel rail with mirror over.

Bedroom Two 11'3" x 8'0" (3.43 x 2.44)

With window to the rear elevation

Bedroom One 8'2" x 12'2" (2.50 x 3.72)

A double bedroom with window to the front elevation, triple built-in wardrobes two with hanging rails and one with shelving

Bedroom Three 6'5" x 8'6" (1.97 x 2.60)

A single bedroom with window to the front elevation and built-in cupboard

Outside

To the front: hard landscaped garden and driveway providing parking

Single garage: with up and over door, light and power

To the rear; patio area to top and bottom part of the garden, mostly laid to lawn

Lettings Disclaimer

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Tax Band

Council Tax Band "C" from Stratford District Council

Holding Deposit

One weeks' rent as a holding deposit will be required ($\text{Rent} \times 12 / 52$ - e.g If Rent = £750, The holding deposit would be $\text{£}750 \times 12 / 52 = \text{£}173$)







