

JACKSON AVENUE, LEAMINGTON SPA CV33 9SS



IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME BENEFITTING FROM A DRIVEWAY & GARAGE. OFFERING GENEROUS LIVING SPACE THROUGHOUT AS WELL AS HAVING A BEAUTIFULLY MAINTAINED WALLED GARDEN.

- Four Bedroom Family Home
- Monthly Gardener Included
- Garage & Driveway Parking for Two Cars
 - Electric Car Charging Point
- Available: 17th September 2022
 - EPC: 84 (B)
- Restrictions: No Pets, No Smoking

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Unfurnished

£2,000 PCM

An impressive four bedroom detached family home benefitting from a driveway & garage Offering generous living space throughout as well as having a beautifully maintained walled garden.

A quiet village location but close to all the amenities Leamington Spa has to offer and easy access to the M40.

Hallway

Welcoming entrance hallway, comprising of an under stairs storage cupboard, tiled flooring, stairs rising to the first floor and doors to downstairs WC, lounge and kitchen/diner.

Living Room

Generously sized, light and airy lounge benefitting from a television point, a radiator and a double glazed bay window to side elevation and a double glazed window to front elevation. Beautifully decorated throughout.

Kitchen Diner

Fitted with a range of wall and floor units complete with Quartz work surfaces and upstands, incorporating a one and a half bowl stainless steel sink and drainer unit. There is an eye-level electric oven with induction hob and cooker hood over, an integrated fridge/freezer and an integrated dishwasher. Housing the central heating boiler and benefitting from a central island, tiled flooring, double glazed window to side elevation, French doors to the garden and a door to the utility room.

Master Bedroom

The master bedroom benefits from built-in wardrobes, a television point, radiator, a double glazed window to side elevation with beautiful views over fields and a door to the en-suite.

En-Suite

Fitted with a three piece white suite, comprising a wash hand basin, double shower cubicle, low level WC, shaver point, ceiling spotlights, heated towel rail, partly tiled walls, tiled flooring and a double glazed obscure window to rear elevation.

Bedroom Two

Double bedroom comprising a television point, a radiator and a double glazed window to side elevation.

Bedroom Three

Double bedroom comprising a radiator and a double glazed window to front elevation.

Bedroom Four

Double bedroom comprising a radiator and a double glazed window to front elevation.

Family Bathroom

Fitted with a four piece white suite, comprising a wash hand basin, bath, double shower cubicle, low level WC, partly tiled walls, tiled flooring, heated towel rail, extractor fan and a double glazed obscure window to rear elevation.

Outside

Private rear garden being mainly laid to lawn with a patio area and fully enclosed, with gated access to the driveway.

Driveway providing off road parking for two cars with electric car charging point and a garage with up and over door.

Tax Band

The Council Tax Band is F

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)

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 Pauline Carrera-Silva 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.









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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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