

## HANWORTH ROAD, WARWICK CV34 5DX



**A THREE BEDROOM END TERRACED HOUSE SET OFF CAPE ROAD IN CLOSE PROXIMITY TO WARWICK TOWN CENTRE AND LOCAL AMENITIES. BENEFITING FROM A PAVED DRIVEWAY, ENCLOSED GARDEN TO REAR AND A SPACIOUS LIVING/DINING ROOM. INTERNAL VIEWING IS HIGHLY RECOMMENDED**

- End Terrace House
- Lounge Dining Room
  - Fitted Kitchen
  - Three Bedrooms
  - Driveway Parking
- Restrictions: Pets by Arrangement
- Available: 26th April 2022
  - EPC Rating: 56 (D)

Accommodation comprises; Entrance hall, living/dining room, fitted kitchen, two double bedrooms, one single bedroom, shower room. Enclosed garden to rear and off road parking to front. Offered on a unfurnished basis.

**Living/Dining Room 21'3" x 10'4" (6.50m x 3.17m)**

With various feature alcoves and red painted feature wall, settee, sideboard, coffee tables and rug to floor.

**Kitchen 11'8" x 10'5" (3.58m x 3.20m)**

Being fully fitted with wall and floor units with wood and green paneled frontages, tile effect lino flooring. Utility area off, rear door from kitchen leading to rear porch area and then further door to garden

**Bedroom One 8'9" x 13'5" (2.69m x 4.11m)**

(to bay window) with cream carpet and feature wall, bay window to front elevation and bed.

**Bedroom Two 9'10" x 9'8" (3.00m x 2.95m)**

With laminate flooring, window to rear elevation and small airing cupboard

**Bedroom Three 6'10" x 8'4" (2.10m x 2.56m)**

With laminate flooring and window to front elevation

**Shower Room 5'6" x 5'10" (1.68m x 1.80m)**

With tiled floor and walls in modern style, modern square sink, corner shower unit and low level WC, obscure glazed window to rear elevation

**Outside**

Enclosed garden to the rear with lawned area, beds with various shrubs and plants, garden shed. Hard standing for vehicles to front.

**Council Tax**

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

**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)

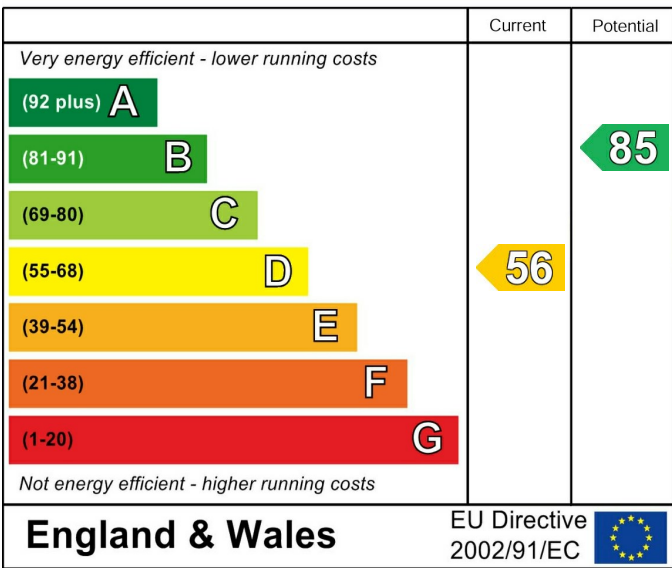
**Lettings Disclaimer**

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, not 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.





### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

