HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

LANCASTER WAY, LEAMINGTON SPA CV31 2BF

- Modern End Terrace
- Two Allocated Parking Spaces
- Downstairs WC
- Garden with spacious side plot
- AVAILABLE 31ST MAY 2025
- Restrictions: NO PETS
- EPC: 82 (B)
- VIEWING RECOMMENDED
- REAR GARDEN

2 BEDROOMS **£1,250 PCM**

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A FANTASTIC MODERN TWO DOUBLE BEDROOM END TERRACE PROPERTY WITH TWO ALLOCATED PARKING SPACES IN THIS POPULAR LOCATION, IDEALLY LOCATED FOR THE M40 NETWORK AND BOTH LEAMINGTON SPA AND WARWICK.

EARLY VIEWING RECOMMENDED, LOVELY GARDEN, AVAILABLE 31ST MAY 2025

WC
With light point, radiator, sink, WC and double glazed window to front aspect.

Entrance Hallway
Providing access to WC, stairs and living room, light point to ceiling and radiator.

Living Room 14'9" x 9'5" (4.51 x 2.89)
Spacious and light room, with double glazed windows to front aspect, light point to ceiling, radiator and under stair storage cupboard.

Garden
Good sized garden mostly laid to lawn, with some patio area providing space for seating, There is also excellent and further garden space to the side of the property also allowing access to the front and car spaces.

Bathroom
Well appointed modern bathroom, benefiting from a double glazed window to side aspect, WC, sink, light point to ceiling, heated towel rail, bath and shower.

Front
Accessed via a private path with front garden. There is side access to the property also.

Kitchen/Diner 12'8" x 8'2" (3.88 x 2.49)
Running adjacent to the living room, another very light and airy room. Benefiting from double glazed windows to the rear aspect and double glazed patio doors leading to the rear garden. With space for a dining room table and chairs, there are spotlights to ceiling and radiator.
Plenty of storage cupboards above and below a near modern kitchen worktop.

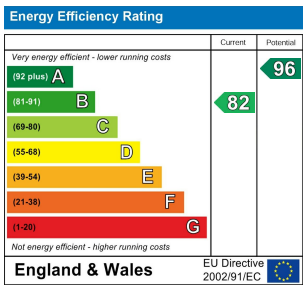
Bedroom One 12'8" x 8'5" (3.88 x 2.59)
With double glazed windows to the front aspect, light point to ceiling and radiator. Extra added benefit of a built in storage cupboard.

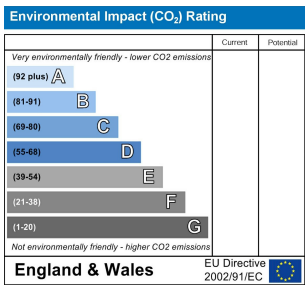
Bedroom Two 12'8" x 8'2" (3.88 x 2.49)
With double glazed windows to the rear aspect, light point to ceiling and radiator.

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, 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 Robert West 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.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
82
96
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC