

SWAN STREET, LEAMINGTON SPA CV32 4SR



A FOUR BEDROOM MID TERRACE PROPERTY IN NORTH LEAMINGTON.

- **FOUR BEDROOM HMO**
 - **TENNANTS IN SITU**
- **CLOSE TO TOWN CENTRE**
- **CLOSE TO TRANSPORT LINKS**
- **CLOSE TO UNI BUS ROUTES**
 - **MODERN BATHROOM**

4 BEDROOMS

OFFERS OVER £325,000

Hawkesford are pleased to market this four bedroom terraced property. The property benefits from HMO licence and is also tenanted for this and the next academic year. This is a good location in North Leamington.

This is being sold to investors only and the current rental for this property is £1800pcm.

Disclaimer

Whilst we endeavour to make our sales 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 seller 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 also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

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.

Tax Band

The Council Tax Band is b.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123







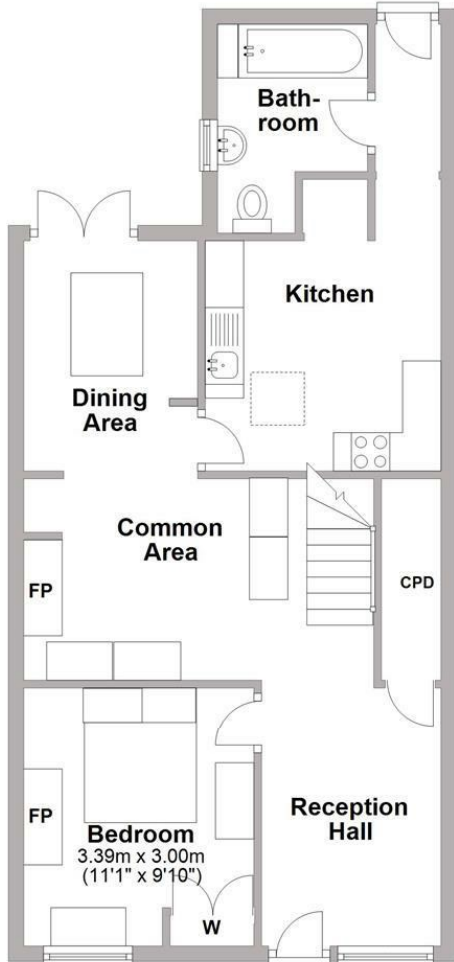






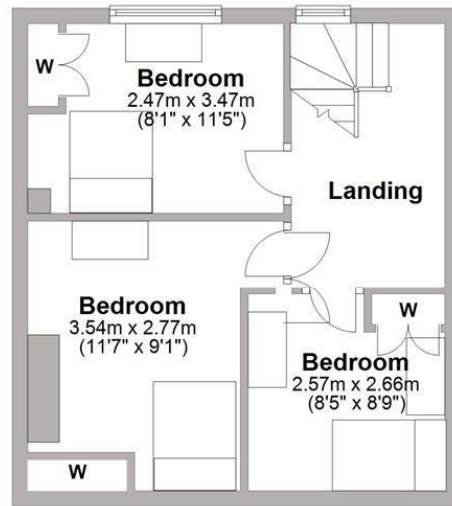
Ground Floor

Approx. 57.8 sq. metres (621.6 sq. feet)

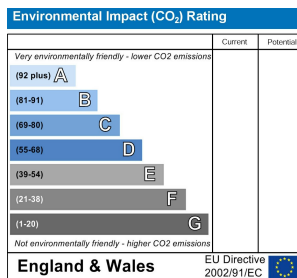
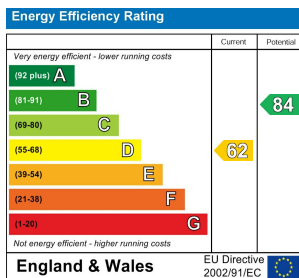


First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 91.0 sq. metres (979.1 sq. feet)



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