

EPSOM ROAD, LEAMINGTON SPA CV32 7AR



- **Semi-Detached House**
- **Living Room & Dining Room**
 - **Kitchen with Dishwasher**
- **Bathroom with Separate WC**
- **Two Doubles, One Single**
- **Driveway Parking & Garage**
 - **Restrictions: No pets.**
 - **EPC Rating: 65 (D)**
 - **SORRY NO PETS**

3 BEDROOMS

£1,450 PCM

A THREE Bedroom Semi Detached in this sought after location in North Leamington Spa; the property has lovely rear garden, off street parking and garage. Comprises spacious Living Room, open plan fitted kitchen/dining room, three bedrooms, bathroom with shower cubicle. Gas central heating.

Unfurnished and Available Late August 2025 Sorry No Pets

Entrance Hall

With storage cupboard and stairs leading to the first floor.

Living Room

With window to the front elevation.

Dining Room

With window and door to the rear elevation giving views and access to garden. Open archway to the kitchen.

Kitchen

With window to rear elevation, fitted with a range of floor and wall units. Integrated electric oven and hob, with extractor fan over. Built in dishwasher and door to the pantry. Free standing fridge/freezer. Door to the side entrance lean-to stairs and landing.

Stairs and Landing

To the first floor.

Separate WC

With low level WC.

Bathroom

Obscure glazed window to the rear elevation. Separate shower cubicle, bath and hand wash basin.

Bedroom One

A double bedroom with window to the front elevation.

Bedroom Two

A double bedroom, with window to the rear elevation.

Bedroom Three

Single/Study with window to the front elevation. Built in wardrobe.

Outside

To the front: Driveway providing parking. Garden mainly laid to lawn, borders with shrubs.

Garage: With up and over door, light and power, and washing machine.

To the rear: Mainly laid to lawn with paved pathway leading around the garden.

Holding Deposit

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

Lettings Disclaimer

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Tax Band

The Council Tax Band is D

