

## LABURNUM GROVE, WARWICK CV34 5TG



**THIS MID TERRACED THREE BEDROOM HOUSE HAS BEEN EXTENDED AND IMPROVED. CLOSE TO LOCAL AMENITIES AND SITUATED MID-WAY BETWEEN WARWICK AND LEAMINGTON TOWN CENTRES.**

- **Extended property**
- **Fully fitted kitchen**
- **Three bedrooms**
- **Available: Early May 2023**
- **Restrictions: No pets. No smoking.**
  - **Available Parking**
- **Current EPC Rating: 63 (D)**

**3 BEDROOMS**

**£925 PCM**

A three bedroom mid terrace house benefiting from fully fitted kitchen and conservatory. Laburnum Grove is situated mid way between Warwick and Leamington Spa centers and has local amenities together with Public House and bus route nearby.

**Living Room 17'2" x 10'11" (5.23 x 3.33)**

With gas fire and UPVC double glazed windows with door leading in to:

**Kitchen 10'3" x 8'4" (3.12 x 2.54)**

With modern fitted units and appliances and UPVC double glazed window.

**Utility Room 6'4" x 6'6" (1.93 x 1.98)**

With fitted units and sliding patio doors leading in to the:

**Conservatory 8'1" x 12'3" (2.46 x 3.73)**

Being of half brick and glass build with ceramic tiled flooring.

From the Hallway, carpeted stairs leading up to a carpeted Landing with doors leading to:

**Bedroom One 10'1" x 7'8" (3.07 x 2.34)**

(minimum measurements) With a range of fitted wardrobes.

**Bedroom Two 9'10" x 9'3" (2.99 x 2.82)**

With bedside units and wardrobes.

**Bedroom Three 7'6" x 6'6" (2.29 x 1.98)**

With window overlooking the front of the property .

**Bathroom**

Being fitted with a white suite and having a shower over the bath.

**Outside**

To the rear there is a patio garden with shed and gates allowing access to car park.

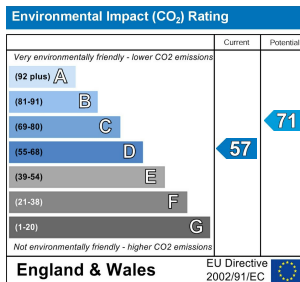
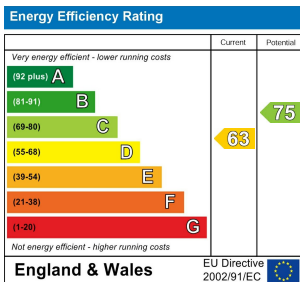
**Council Tax**

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)





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