

STAND STREET, WARWICK CV34 6HR



LATE GEORGIAN TWO BEDROOM END TERRACE TOWN HOUSE OFFERING CHARMING AND WELL PROPORTIONED CHARACTER ACCOMMODATION WITH REAR GARDEN AND BEING CLOSE TO TOWN CENTRE.

INTERNAL VIEWING IS HIGHLY RECOMMENDED

- **Characterful End Terrace House**
 - **Large Rear Garden**
 - **Two Double Bedrooms**
- **Walking Distance to Town**
 - **Parking Space at Rear**
 - **Available: Immediately**
 - **EPC: 63 (D)**
- **Restrictions: Pets by Arrangement**

2

Unfurnished

£950 PCM

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Living Room 11'0" x 13'7" (3.36 x 4.15)

Kitchen 15'8" x 7'6" (4.80 x 2.29)

Dining Room 10'11" x 11'8" (3.34 x 3.58)

Basement

Family Bathroom 11'5" x 7'6" (3.50 x 2.29)

Master Bedroom 14'5" x 13'4" (4.41 x 4.08)

Bedroom Two 9'1" x 11'10" (2.77 x 3.63)

Outside

Tax Band

The Council Tax Band is C

Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 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 Pauline Carrera-Silva 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.



