

WOODCOTE ROAD, WARWICK CV34 5BZ



**A LARGE MID MEWS 3 BEDROOM HOUSE, CONVENIENTLY SITUATED FOR GUYS CROSS PARK AND WARWICK RAILWAY STATION. GARAGE AND PARKING.**

- 3 Bedrooms
- Fitted Kitchen
- Single Garage & Parking
- Enclosed Rear Garden
- Council Tax Band: C
- Available: Immediately
- EPC: TBC

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**Unfurnished**

**£925 PCM**

A large three bedroom mid mews house located in central Warwick, conveniently placed near Warwick train station and Guys Cross Park. Complete with a garage and parking.

### **Porch**

A part glazed front door leads to.

### **Hallway**

With radiator, staircase to the landing and a large under stairs storage cupboard. Central heating thermostat.

### **Kitchen 8'1" x 8'1" (2.46 x 2.46)**

With a range of floor and wall units with laminate worktop surfaces and matching ceramic tiled splash-back, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, gas hob, extractor fan and oven below. UPVC double glazed window.

### **Living Room 12'5" x 16'0" (3.78 x 4.88)**

A bright and airy living room, wood effect flooring throughout and neutral decor, radiator, TV aerial point, cat flap and double glazed patio doors leading to the rear garden.

### **Master Bedroom 12'5" x 9'5" (3.78 x 2.87)**

With double glazed window and radiator.

### **Bedroom Two 12'6" x 8'2" (3.81 x 2.49)**

With double glazed window, radiator, TV aerial point. Double door fitted wardrobe.

### **Bathroom**

Fitted bathroom suite including a bath, pedestal wash hand basin and low level WC. Ceramic tiling to walls and floor, radiator, airing cupboard great for storage.

### **Bedroom Three 12'5" x 12'0" (3.78 x 3.66)**

With angled ceiling lines to both the front and rear, the latter including a velux double glazed roof light. TV aerial point, radiator, under eaves rear storage space and low level walk in front wardrobe with access to under eaves storage space.

### **Single Garage**

Of brick construction with an up and over door and pitched tiled roof. The garage to No. 34 Woodcote Road is the second from the right as you face them.

### **Garden**

Decking style rear garden with fenced boundaries.

### **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

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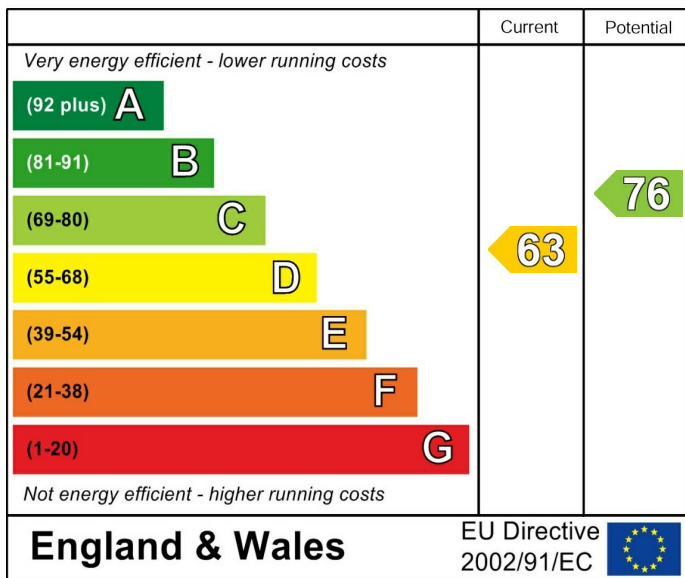






[www.hawkesford.co.uk](http://www.hawkesford.co.uk) t: 01926 430 553 e: [leamington@hawkesford.co.uk](mailto:leamington@hawkesford.co.uk)

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

