

**ROSEWOOD CRESCENT, LEAMINGTON SPA CV32 7UN**



**2 BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND DRIVEWAY.**

- **TWO BEDROOM HOME**
  - Semi Detached
- **SINGLE GARAGE**
  - Quiet Location
  - Fitted Kitchen/Diner
- **Restrictions: No Pets, No Smoking**
  - EPC Rating: 67 (D)
- **Viewing Recommended**

**2 BEDROOMS**

**£1,250**

A modern TWO bedroom property located in this sought after North Leamington location. The property has living room, fitted kitchen with dining area, two bedrooms, bathroom. Garden, garage and driveway. Ideal property for a couple, sorry no pets  
Viewing Recommended

**Kitchen/Diner**

Complete with Fridge Freezer, Electric Oven with Gas Hob, Extractor Fan and a Washing Machine.

**Living Room**

Gas fire place, understairs storage cupboard housing the alarm system.

**Bedroom One**

Double bedroom with built in double wardrobe. Over stairs storage cupboard

**Bedroom Two**

Double room with built in triple wardrobe

**Bathroom**

Bath with shower over, wash hand basin, low level WC, light shaver point.

**Outside Front**

Single garage and driveway parking.

**Outside Rear**

Patio and grassed area, with access to the garage.

**Tax Band**

Council Tax Band "C"

**Holding Deposit**

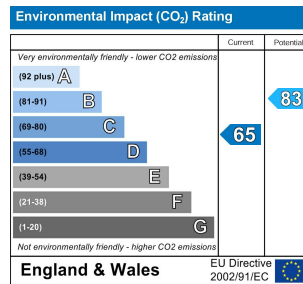
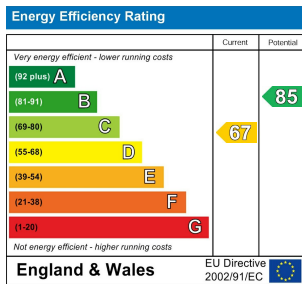
No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

**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 Rob West 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.





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