

WELLESBOURNE ROAD, WARWICK CV35 8EL



- Two Double Bedrooms
- Spacious Lounge / Dining
- Utility With White Goods
 - Private Rear Garden
 - Guest WC
 - On Street Parking
- Convenient For Warwick / Leamington/M40
 - Village Location

2 BEDROOMS

£1,200

Rare opportunity to rent this charming, traditional 2 bedroom semi detached home, in a pretty village location.

This lovely home, situated in the highly desirable village of Barford offers a spacious lounge dining room , galley style kitchen, utility area with white goods, guest WC. On the first floor there are two very good sized double bedrooms and a modern family bathroom. Outside there is a small garden to the front, with shrubs and bushes giving privacy from the road, and a pretty, sunny private garden to the rear.

Barford is an idyllic location, offering all the charms of village life, whilst still being on the doorstep of both Leamington Spa & Warwick, and a stones' throw the M40 .

Viewing strongly advised.

Council Tax band - C, EPC Rating - D, Available 14.07/25, No pets permitted.

Security deposit is equal to five weeks rent and the holding deposit is equal to one weeks rent.

Exterior

Lounge / Dining

Utility

Kitchen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC