

CLAPHAM TERRACE, LEAMINGTON SPA CV31 1JE



A DELIGHTFUL MID TERRACE HOUSE LOCATED WITHIN WALKING DISTANCE OF LEAMINGTON TRAIN STATION, TOWN CENTRE AND THE HIGH STREET IN A CUL DE SAC LOCATION.

- **Two bedroom Victorian terraced**
 - **Two reception rooms**
 - **Fitted Kitchen**
- **Walking Distance To Town Centre**
 - **Unfurnished**
 - **Rear Garden**
- **Available in October**
- **Council tax band: B**
 - **EPC: D**

2 BEDROOMS

£1,200 PCM

A beautifully refurbished Victorian terraced property offering well-presented accommodation throughout, ideal for a couple or small family.

The property comprises an entrance hall, spacious living room with bay window, separate dining room leading through to a fitted kitchen with appliances, and a family bathroom with shower.

Upstairs, there are two well-proportioned bedrooms. Further benefits include brand-new carpets, new wood flooring and a rear garden.

The property is advertised on an unfurnished basis, available beginning of October.

Living room 11'0" x 10'2" (3.37 x 3.10)

Large bay window to front, New wood flooring, wall mounted radiator

Dining room 11'6" x 12'2" (3.53 x 3.72)

Door to storage under stairs. Window to rear, new wood flooring, wall mounted radiator

Kitchen

Fridge freezer. integral Washing machine. Electric oven, gas hob with extractor. Door to garden.

Bedroom one 14'5" x 10'2" (4.41 x 3.10)

Window to front, wall mounted radiator, New carpets

Bedroom two 12'1" x 8'8" (3.70 x 2.65)

Window to rear. Storage cupboard, new carpets, wall mounted radiator

Bathroom

Low level WC. Pedestal wash hand basin. Shower over bath. Heated towel rail. Extractor fan. Obscure window to side

Council Tax

The Council tax is a band "B" from Warwick District Council.

Holding Deposit

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.

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