

## ARAGON DRIVE, WARWICK CV34 6LR



- **REFURBISHED DETACHED HOME**
  - Modern Kitchen
  - Lovely Rear Garden
  - Modern Bathroom
- Two Reception Rooms
  - Three Bedrooms
- Sought After Location
  - A Cat Considered
- **UNFURNISHED**
  - EPC = D / 62

**3 BEDROOMS**

**£1,625**

Hawkesford are pleased to bring to market an attractive, newly repainted, three bedroom detached home.

The property is comprised of two reception rooms, a modern kitchen, three bedrooms and modern bathroom.

Externally you have rear garden, garage and ample parking.

Situated off the Myton Road - an ideal location close to desirable schools, and offering an easy commute to nearby Warwick and Leamington Spa.

\*Being offered on an unfurnished basis\*

### **Entrance Hallway**

Via front entrance door

### **Down Stairs WC**

Low Level WC, wash hand basin with cupboard below, window to front aspect

### **Living Room**

Window to front aspect, feature fireplace, wall mounted radiator, storage cupboard

### **Dining Room**

Window to rear aspect, wall mounted radiator

### **Fitted Kitchen**

Modern Kitchen comprising Oven, hob and microwave integrated, fridge/freezer, slimline dishwasher. ample storage space, door to garden

### **First Floor Landing**

Access to Loft Space, airing cupboard

### **Bedroom One**

Window to front aspect, built in wardrobes, wall mounted radiator

### **Bedroom Two**

Window to rear aspect, wall mounted radiator

### **Bedroom Three**

Window to front aspect, wall mounted radiator

### **Bathroom**

Fitted with bath and shower over, low level WC, inset wash hand basin, bathroom cabinet with built in shaver light point.

### **Outside**

Rear Garden; Paved patio area, laid to lawn garden, garden shed, door to garage

Garage has power and lighting, brand new washing machine, tumble dryer

Front Garden

**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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**Tax Band**

The Council Tax Band is



