

## AVON STREET, WARWICK CV34 4PX



- Mid Terraced Property
- Through Living Dining Room
  - Two Bedrooms
- Close to Coten End Primary School
  - On Street Parking
- Available: 8th August 2022
  - EPC: 67 (D)

2 BEDROOMS

£950 PCM

A well appointed property within walking distance to Coten End Primary School and on the doorstep of St Nicholas Park. A spacious, two bedroom, mid terraced property that benefits from a through living, dining room with compact fully fitted kitchen and a south west facing garden.

Viewing recommended.

### **Entrance**

The property is accessed via an entrance porch.

### **Living/Dining Room**

The spacious living/dining room has windows to the front elevation and patio doors to the rear patio garden, the areas are separated by stairs to the first floor landing and stairs down to the cellar, with door leading to:

### **Kitchen**

The compact kitchen is fitted with a range of units and appliances include fridge freezer, oven with gas hob and washing machine. There is a door to the rear garden, but this is currently locked. With access from the dining area, this door has become redundant.

Stairs to first floor landing with doors leading to both bedrooms.

### **Bedroom One**

A double bedroom with window to front elevation with door leading to a private hallway with airing cupboard and a Jack and Jill bathroom.

### **Bedroom Two**

With window to rear elevation and door leading to landing area.

### **Bathroom**

Comprising; bath with shower over, low level WC, pedestal wash hand basin and window to rear elevation. Door leading into:

### **Council Tax**

The property is band B with Warwick District Council.

### **Holding Deposit**

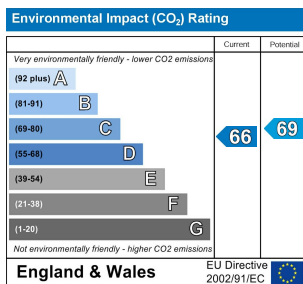
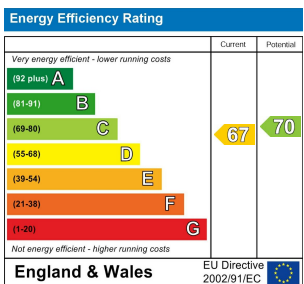
One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

**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. 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 Pauline Carrera-Silva 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.

**Landlord Request**

\*The landlord requires a night storage heater to be left on in the cellar at all times.



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