ABBEY CLOSE, SOUTHAM CV47 1YR



- Two double bedrooms
- Night storage heaters
- Hard landscaped rear garden
- Kitchen with appliances
- Available from: 08/08/22
- EPC: 55 (D)

2 BEDROOMS **£775**

Hawkesford are delighted to offer a property in the popular market town of Southam within easy access of Leamington, Warwick, Coventry and Banbury.

A well presented two bedroom end of terrace house in a cul de sac location, offered as unfurnished. The property benefits from night storage heaters and a hard landscaped rear garden.

The property has been newly redecorated throughout

Entrance Porch
With door leading into

Living room 14'4" x 11'8" (4.37 x 3.58)
Measurement taken to understairs. With window to the front elevation. Night storage heater and door lead to the

Kitchen 11'8" x 10'7" (3.57 x 3.25)
Fitted with a range of floor cupboards and two wall units. The letting includes fridge / freezer, cooker and washing machine. Door to the garden.

Stairs leading up to the first floor

Bedroom One 8'10" x 8'5" (2.71 x 2.58)
Measurement taken at the narrowest point. With storage cupboard over the stairs bulkhead. Window to the front elevation

Bathroom
Fitted with a white suite comprising off; bath with shower over, heated towel rail, low level wc and pedestal wash hand basin.

Bedroom Two 8'7" x 11'8" (2.63 x 3.58)
With window to the rear elevation

Garden
With side access gate. Decked area and storage box.

TAX BAND
Council Tax Band "B" from Stratford District Council

Lettings Disclaimer

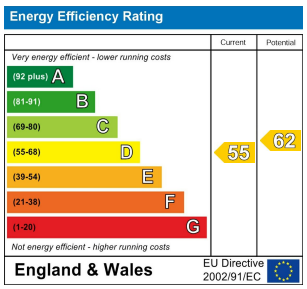
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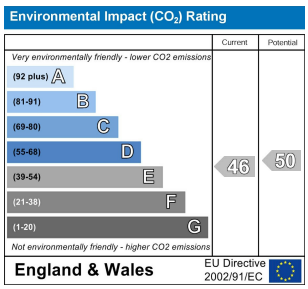
Holding Deposit

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)






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
55
62
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
46
50
England & Wales
EU Directive 2002/91/EC