HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

ABBEY CLOSE, SOUTHAM CV47 1YR



- Two double bedrooms
- Night storage heaters
- Hard landscaped rear garden
- Kitchen with appliances
- Available from: Immediately
- EPC: 55 (D)
- No Pets

2 BEDROOMS **£775 PCM**

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

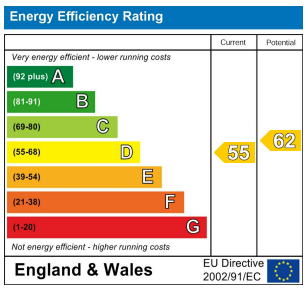
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Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property 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.

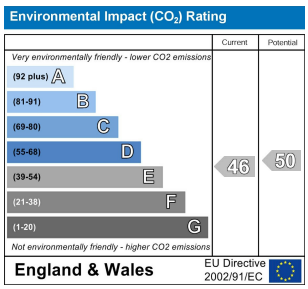
Holding Deposit

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