GOLDSMITH AVENUE, WARWICK CV34 6JA



THREE BEDROOM SEMI-DETACHED HOUSE LOCATED IN CENTRAL WARWICK CLOSE TO WARWICK RACE COURSE. GREAT ACCESS TO LOCAL AMENITIES. OFF ROAD PARKING FOR TWO CARS. PETS WOULD BE CONSIDERED.

- Semi Detached House
- Three Bedrooms
- Separate Dining Room
- Views of Warwick Race Course
- Off Road Parking
- Available: Immediately
- Restrictions: Pets Considered
- EPC: 49 (E)

3 | Unfurnished | £1,275 PCM

Three bedroom semi-detached house located in central Warwick close to Warwick Race Course. Great access to local amenities. Off road parking for two cars. Pets would be considered.

Living Room
Bright living room with big window over looking the front of the property and Warwick Race Course.

Dining Room
Separate dining room with wood effect flooring throughout, patio doors leading out to the garden.

Kitchen
Neutral coloured shaker style kitchen with wood effect worktops giving plenty of space for food preparation, window looking out to the rear garden. Gas Hob.

Master Bedroom
Bright master bedroom, wood effect flooring throughout, large fitted wardeobe and window over looking rear garden.

Bedroom Two
Wood effect flooring, wardrobe and window with great views of the race course.

Bedroom Three
Single bedroom with window overlooking the front elevation, high level storage units and fitted storage area with hnging rail.

Bathroom
White fitted bathroom suite complete with WC, pedestal sink and bath with shower over. Floor and wall tiling and obscured window.

Outside
Enclosed rear garden, mostly laid to lawn complete with patio area.

Off road parking for two cars to the front of the property.

Tax Band
The Council Tax Band is C

Holding Deposit
No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 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.









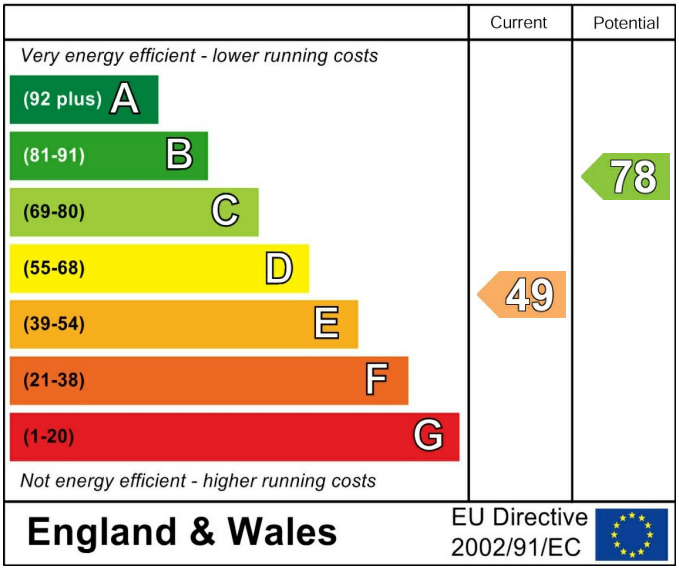








Energy Efficiency Rating



Environmental Impact (CO_2) Rating

