

**LADBROKE ROAD, SOUTHAM CV47 2RA**



**A WELL PRESENTED TWO BEDROOM HOUSE WITH TWO ALLOCATED PARKING SPACES**

- Mid Terrace House
- Rear Facing Living Room
  - Two Bedrooms
- Low Maintenance Garden
  - Pets Considered
- Current EPC Rating: 65 (D)
- 2 Allocated Parking Spaces

2

**Unfurnished**

**£895 PCM**

Bishops Itchington is a popular village with local shops, pubs and church. Good access to Warwick, Leamington and Southam. Easy access onto the Fosse Way, M40 and associated motorway network.

The property is well presented and internal viewing is recommended.

Entrance hall, kitchen with appliances, living room with door leading to the garden, one double bedroom and one single bedroom, bathroom with shower, gardens to front and rear, two allocated parking spaces.

### Entrance Hall

With door leading into:

### Kitchen Area 8'9" x 7'0" (2.68m x 2.14m)

Fitted is with pine floor and wall units. The letting includes microwave, washing machine, fridge with freezer compartment, electric oven, hob and extractor fan.

### Living Room 12'7" x 16'1" (3.85m x 4.91m)

(At widest part) With electric fire, door to the garden, staircase to the first floor

### Landing

With airing cupboard

### Bedroom One 11'5" x 9'4" (3.5m x 2.87m)

Located at the rear of the property

### Bedroom Two 11'7" x 6'5" (3.55m x 1.97m)

Located to the front of the property.

### Bathroom

Fitted with a green suite to comprise; Bath with shower over, pedestal wash hand basin and low level WC.

### Outside

To the front: Mostly stoned with various shrubs and plants.

To the rear: 25'1" x 13'5" (7.65m x 4.10m) hard landscaped with garden shed and garden furniture.

Through the gate to the parking area are two allocated parking spaces.

## GENERAL INFORMATION LETTINGS

To secure this property you will need to complete Reference Application Forms, available from the Leamington office or from our website. These need to be completed and submitted with the Agency Fee. SUBMISSION OF THE AGENCY FEE DOES NOT CONSTITUTE A HOLDING DEPOSIT.

### Agency Fee

The Agency Fee is £175.00 for an individual and £275.00 for a joint tenancy (£100.00 for each additional). The Information for the tenants will give you details of all the proofs and addresses required and how to complete the application form. The tenants will be charged an exit (check out) fee at the end of the tenancy. The fee is listed on the Tenancy Agreement. Once we are in receipt of both the form and Agency Fee we will then consider the property let subject to satisfactory references.

### Rent

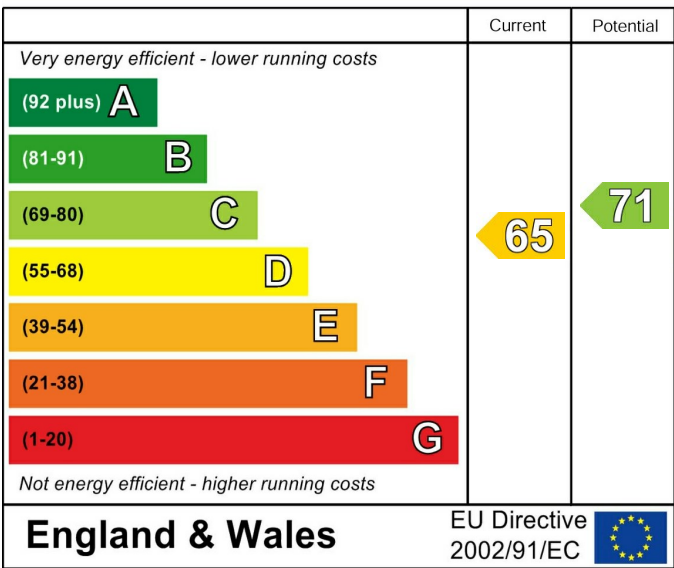
The rent is shown on the front page of these details. Deposit: The deposit is made up of the rent plus £150. e.g. A rent of £1000 would mean the deposit required would be £1150

### 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, not 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.



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

