LEYCESTER PLACE, WARWICK CV34 4BX



A VERY ATTRACTIVE TWO BEDROOM DOUBLE FRONTED SEMI-DETACHED COTTAGE IN AN ENVIABLE TOWN CENTRE LOCATION WHICH HAS BEEN RENOVATED TO A GOOD STANDARD THROUGHOUT

- Small Entrance Hall
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Attractive Courtyard Garden To The rear.
- Gas Fired Central Heating/Double Glazing
- Restrictions: Pets considered
- Available: 18th May
- Current EPC Rating: 65 (D)

2 **Part furnished** **£1,095 PCM**

A very attractive two bedroom double fronted semi-detached cottage in an enviable town centre location which has been renovated to a good standard by the current owner.

The property benefits from gas fired central heating, double glazing, modern kitchen and bathroom. Internal Viewing Highly Recommended to appreciate the size of the property.

Small Entrance Hall
Entered via a solid oak door, tiled to floor, carpeted stairs leads to the first floor landing. Varnished wooden door giving access into the Living Room and Dining Room.

Living Room 15'6" x 10'10" (4.72 x 3.30)
Carpeted to floor, beams to wall and ceiling, white UPVC double glazed window to front elevation with gas central heating radiator below. Inglenook fireplace with gas fired coal effect fire, beam above and stone hearth. Various electric sockets, TV point and four light points to wall. Walk way giving access into the Dining Room. Wooden door with wrought iron latch leading into the Fitted Kitchen.

Dining Room 15'6" x 7'10" (4.72 x 2.39)
Continuation of the neutral decor and carpets to walls and ceiling, original beam to ceiling, white UPVC double glazed window to front elevation with gas central heating radiator below. Further white UPVC double glazed window to rear elevation with gas central heating radiator below. Three wall lights, Seamans digital thermostat to wall, wooden tongue and groove door with latch housing useful under stairs storage, electric metre and fuse box also located here.

Fitted Kitchen 9'5" x 6'8" (2.87 x 2.03)
Tiled to floor in natural stone, continuation of the neutral decor to walls, one feature wall which exposes the original stone wall to the same as Warwick Castle and original beams. Wooden oak door with six double glazed glass panels to side elevation, White UPVC double glazed window to side elevation and three chrome spot lights to wall. Kitchen is fitted with a range of base and wall units in a cream shaker style frontages with brush chrome door handles, solid wood butcher block work surface, white ceramic sink with one and a half bowl and matching drainer with brush chrome mixer tap. Fridge freezer, gas oven, fitted chrome extractor fan, fitted Indesit washing machine and kick board heater.

First Floor Landing
Continuation of the carpet and neutral decor, white UPVC double glazed window to rear elevation with gas central heating radiator below and light point to ceiling with three arms. Wooden furnished door leading into Bedroom One, Bedroom Two and Family Bathroom.

Bedroom One 11'1" x 8'5" (3.38 x 2.57)
Neutral carpet and decor to walls and ceiling, white UPVC double glazed windows to front, side and rear elevation, two wall lights, gas central heating radiator, two full height double wooden wardrobes. Tongue and groove wooden door giving access to storage area housing the Vitodens100 boiler and shelving for useful storage and various electric sockets.

Bedroom Two 15'6" x 7'10" (4.72 x 2.39)
Continuation of carpet and neutral decor and original beams to one wall, white UPVC double glazed window to front elevation with gas central heating radiator below. Two wall lights and various electric sockets. Wooden door housing wardrobe storage with one hanging rail.

Family Bathroom 8'2" x 6'5" (2.49 x 1.96)
Tiled to floor in white tiles, remainder of the walls and ceiling, neutral decor and original beams to one wall, white UPVC obscure double glazed window to rear elevation, four chrome spotlights to ceiling and gas central heating radiator. Fitted with a white low level WC, white pedestal wash hand basin, white bath with white bath panel, separate walk in shower with white shower tray and chrome shower controls.

Rear
To the rear of the property is an attractive courtyard style garden with outside light, small raised border currently with bark chippings, side access with full height gate which leads out onto Leycester Place.

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 and you will be required to bring your passport (for all UK and Non UK residents) for us to copy. SUBMISSION OF THE AGENCY FEE DOES NOT CONSTITUTE A HOLDING DEPOSIT.

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.

Rent
The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).

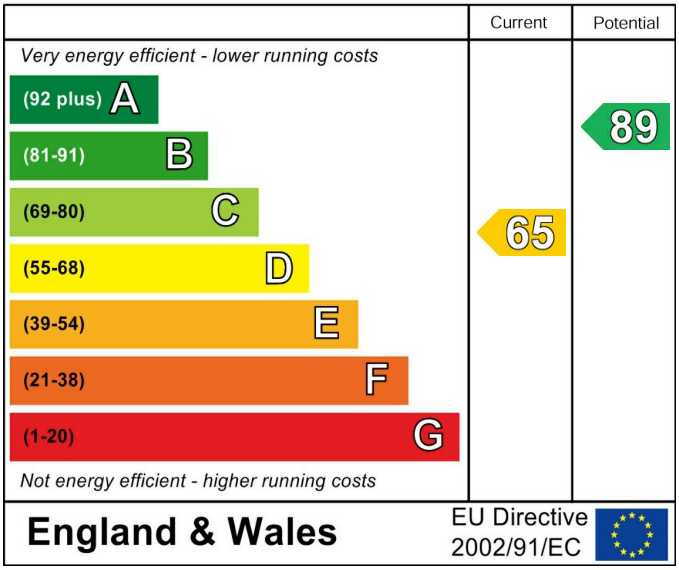









Energy Efficiency Rating



Environmental Impact (CO_2) Rating

