HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

BUCKDEN CLOSE, WARWICK CV34 5XG



- **RECENTLY REFURBISHED HOUSE**
- **Two Bedrooms**
- **FITTED KITCHEN**
- **Modern Bathroom**
- **UNFURNISHED**
- **Available 12th July 2024**
- **EPC D**
- **Sorry No Pets**
- **VIEWING RECOMMENDED**
- **IDEAL FOR A COUPLE**

2 BEDROOMS **£995 PCM**

www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk

*VIEWING CAPACITY REACHED*A recently renovated TWO bedroom terraced property located on the popular Woodloes Park development, the property has fitted kitchen with built in oven/hob, bathroom with shower, There is gas central heating, rear garden and property is unfurnished and available 12th July 2024 Viewing Recommended

Summary

A recently renovated TWO bedroom terraced property located on the popular Woodloes Park development, the property has fitted kitchen with built in oven/hob, bathroom with shower, There is gas central heating, rear garden and property is unfurnished

Accomodation

Property has a good size living room, refitted kitchen with appliances, two bedrooms, refitted bathroom, outside is a maintenance free garden.

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 Robert West 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' 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)

Tax Band

The Council Tax Band is Band B


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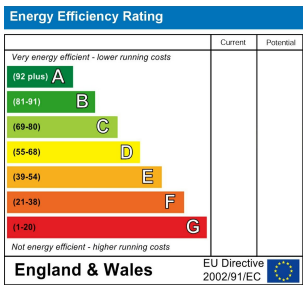
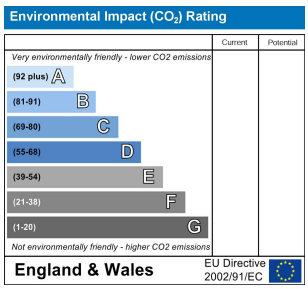

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


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
England & Wales
EU Directive 2002/91/EC