HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

LEE MEADOWE, WARWICK CV34 6BU



TWO BEDROOM END TERRACED PROPERTY, HAVING THE BENEFIT OF A DOWNSTAIRS W.C. AND TWO ALLOCATED PARKING SPACES. GOOD LINKS TO THE MOTORWAY NETWORKS AND CLOSE TO WARWICK TOWN CENTRE.

- End of Terrace
- 2 Allocated Parking Spaces
- Master Bedroom with fitted wardrobes
- Fitted Kitchen
- Restrictions: Pets by Arrangement
- Available: 21st September 23
- EPC - C (75)
- VIEWING RECOMMENDED
- VIEWING CAPACITY REACHED

2 BEDROOMS **£995 PCM**

VIEWING CAPACITY REACHED

A well presented two bed end terraced house on the ever popular Chase Meadow development. This property benefits from having two allocated parking spaces, enclosed rear garden with side access and being presented in a good order throughout.

Chase Meadow has a number of amenities on the development to include: doctors surgery, convenience store and local pub, there are also two takeaway establishments and a cafe.

Entrance hall
Carpeted, neutral decor walls and ceiling, light point to ceiling, gas central heating radiator, electric socket and fuse box to high level.

White painted wooden door leading into.....

W.C.
There is a continuation of the carpet and neutral decor, light point to ceiling, extractor to high level, gas central heating radiator, white low level w.c. white sink, chrome hot and cold taps, mosaic style splashback area.

Living room 14'8" x 9'4" (4.495 x 2.351)
White painted wooden door leading into Living room.

Carpeted, neutral decor to walls and ceiling, white UPVC double glazed window to front elevation, two gas central heating radiators, light point to ceiling, various electric sockets and fuse switches.

Open staircase leading to the first floor landing,,

Kitchen 12'9" x 7'8" (3.887 x 2.351)
Marble effect tiled floor, neutral decor walls and ceiling, light point to ceiling, gas central heating radiator. White UPVC double glazed single door to rear elevation giving access out into the garden, white UPVC double glazed window to rear elevation. Kitchen is fitted with a range of base and wall units with a wood effect frontage and brush chrome handle, black granite effect melamine work surface. Fridge, freezer and washing machine. Built in electric oven with four ring gas hob and integrated extractor. Built in stainless steel sink with matching drainer, chrome hot and cold mixer tap. Splashback is tiled in a beige tile. There is a built in gas central heating boiler, various electric sockets and fuse switches.

Master bedroom 10'9" x 8'4" (3.289 x 2.562)
Carpeted to floor, neutral decor walls and ceiling, two white UPVC double glazed windows to rear elevation, gas central heating radiator, light point to ceiling, two double fitted wardrobes giving hanging and blanket storage, electric sockets and TV extension point.

Bedroom two 12'8" x 7'7" (3.886 x 2.333)
Measurements are maximum as it is L shaped.

Carpeted to floor, neutral decor walls and ceiling, white UPVC double glazed window x 2 to front elevation. Light point to ceiling, gas central heating radiator, electric sockets.

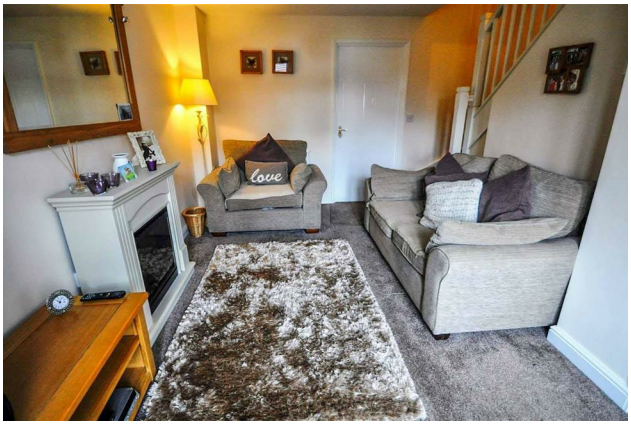
Family Bathroom
Natural stone effect floor these tiles continue to full height around the bath and shower area, half height around toilet and sink, remainder of the walls are of neutral decor. Extractor fan to ceiling, light point to ceiling, gas central heating radiator, white low level w.c. white pedestal wash hand basin with chrome hot and cold taps, shaver point, white bath, white bath panel, chrome hot and cold taps, there is a Mira electric shower fitted and there is a shower screen.

Outside
To the rear of the property is an enclosed garden with patio, circular lawned area with a red gravel surround, further patio area where there is also a shed, full height gate giving side access and two allocated parking spaces.

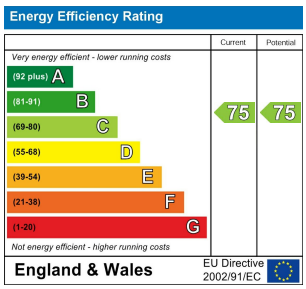
Council Tax
We understand the property to be Band C.

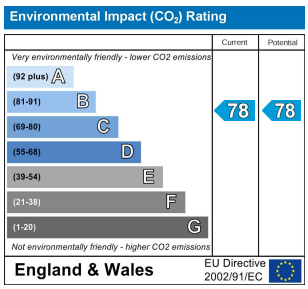
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Holding Deposit
No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)


love




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
75
75
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
78
78
England & Wales
EU Directive 2002/91/EC