SPRING POOL, WARWICK CV34 4UP



- End of terraced house
- One double bedroom
- One allocated parking space
- Rear garden
- Newly refurbished
- Restrictions: not suitable pets or children
- Available: 02/12/22
- EPC: 69 (C)

1 BEDROOMS **£725 PCM**

Hawkesford are pleased to offer this delightful one bedroom house which was recently refurbished by the owner. It benefits from a modern kitchen, bathroom, and well presented throughout. One allocated parking space and a small rear garden.

Ideal location for walking into Warwick Town Centre or the train station.

Open Plan Ground floor 15'9" x 12'8" (4.82 x 3.88)
The front door opens onto an open plan living / kitchen area with bay window overlooking the rear garden and staircase to the first floor.

Recently refitted kitchen with freestanding fridge/freezer, integrated oven and hob with extractor fan over, dishwasher and washing machine with window to the front elevation.

Bedroom One 7'11" x 13'2" (2.42 x 4.03)
With window to the rear elevation and further window to the front elevation. Built-in wardrobe.

Bathroom
Recently refitted white suite comprising of; bath with shower over, low level wc, pedestal wash hand basin and heated towel rail. Obscure glazed window to the front elevation.

Outside
To the rear of the property: gated access laid with stone pebbles and paved patio area.

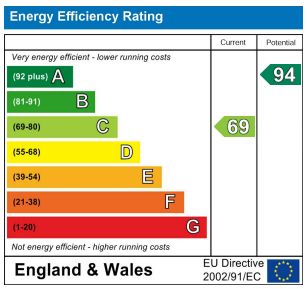
Parking: one allocated parking space.

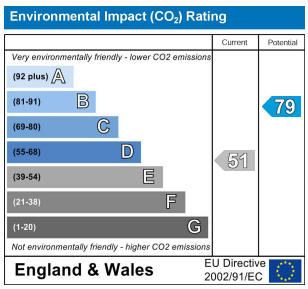
Lettings Disclaimer
Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, 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 holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)






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
94
69
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
79
51
England & Wales
EU Directive 2002/91/EC