HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

WELLESBOURNE ROAD, WARWICK CV35 8EL



- Two Double Bedrooms
- Spacious Lounge / Dining
- Utility With White Goods
- Private Rear Garden
- Guest WC
- On Street Parking
- Convenient For Warwick / Leamington/M40
- Village Location

2 BEDROOMS **£1,200**

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

Rare opportunity to rent this charming, traditional 2 bedroom semi detached home, in a pretty village location.

This lovely home, situated in the highly desirable village of Barford offers a spacious lounge dining room , galley style kitchen, utility area with white goods, guest WC. On the first floor there are two very good sized double bedrooms and a modern family bathroom. Outside there is a small garden to the front, with shrubs and bushes giving privacy from the road, and a pretty, sunny private garden to the rear.

Barford is an idyllic location, offering all the charms of village life, whilst still being on the doorstep of both Leamington Spa & Warwick, and a stones' throw the M40 .

Viewing strongly advised.

Council Tax band - C, EPC Rating - D, Available 14.07.25

Pets considered on an individual basis.

Security deposit is equal to five weeks rent and the holding deposit is equal to one weeks rent.

Exterior

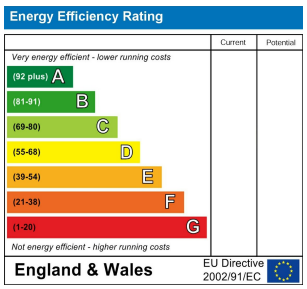
Lounge / Dining

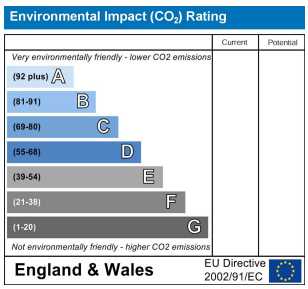
Utility

Kitchen






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