

**BUCKLEY ROAD, LEAMINGTON SPA CV32 7QW**



**OFFERING COMFORTABLE LIVING SPACE BOTH INSIDE AND OUT, THIS ATTRACTIVE HOME IS AN EXCELLENT CHOICE FOR FAMILIES LOOKING FOR A WELL-MAINTAINED PROPERTY IN A CONVENIENT LOCATION.**

- **Semi detached**
- **Three bedrooms**
- **Ideal for families**
- **Breakfast kitchen**
- **Large driveway**
- **Neutral decor**
- **Available now**
- **EPC Rating: C**
- **Council Tax Band: C**

**3 BEDROOMS**

**£1,250 PER MONTH**

This well-presented three-bedroom family home is situated in a highly desirable location, perfect for families. The property offers a generous driveway, along with a good-size rear garden ideal for children, entertaining, or relaxing outdoors.

Inside, the home benefits from modern grey carpets throughout and neutral décor, creating a bright and contemporary feel. The stylish kitchen and modern bathroom are finished to a high standard, making the property ready to move into.

Offering comfortable living space both inside and out, this attractive home is an excellent choice for families looking for a well-maintained property in a convenient location.

### **Front**

Patio driveway big enough for 2 cars

### **Entrance Hall**

Carpeted, walls and ceiling in neutral colours, light point to ceiling, gas central heating radiator leading to the lounge and staircase

### **Living Room**

Carpeted, walls and ceiling in neutral colours, leading to the kitchen

### **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)

### **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.

### **Kitchen**

Hardwood flooring, including gas cooker and breakfast table

### **Master bedroom**

Double bedroom overlooking the driveway

### **Bedroom Two**

Double bedroom overlooking to the garden

**Bedroom Three**

Single room overlooking the driveway including a wardrobe

**Utility area**

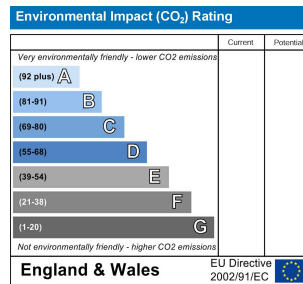
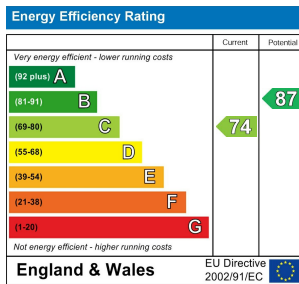
Separate utility area leading to the back door including a meter cupboard

**Bathroom**

Tiled floor to ceiling including wash hand basin, WC, bath with an electric shower and heated towel rail

**Garden**

Enclosed garden, rear access through gate



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