HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

FLYING FIELDS ROAD, SOUTHAM CV47 1GA



A WELL PRESENTED TWO BEDROOM, MODERN HOUSE WITH TWO BEDROOMS AND A GARAGE - NO PETS

- **End Terrace Modern House**
- **Two Bedrooms**
- **Conservatory**
- **Kitchen With Appliances**
- **Single Garage**
- **Available: 24th March**
- **EPC: 68 (D)**
- **Restrictions: No Pets**

2 BEDROOMS **£825 PCM**

A delightful end of terrace house benefiting from two bedrooms, lounge, conservatory and single garage.

Well presented throughout. Kitchen with appliances.

No Pets

Entrance Hall
With arch to the kitchen and door leading to the Lounge

Kitchen 7'8" x 7'8" (2.36 x 2.36)
With double glazed window to the front elevation. fitted with a range of floor and wall units with integrated stainless sink, electric oven and hob, integrated fridge / freezer. Free standing washing machine

Lounge 16'9" x 11'10" (5.13 x 3.61)
Wooden laminate flooring, stairs rising off to the first floor and sliding patio door to the

Conservatory 11'6" x 10'5" (3.51 x 3.20)
upvc double glazed conservatory with door leading out to the rear garden.

Stairs and Landing
Landing with access to all bedrooms and bathroom

Bedroom One 13'3" x 9'6" (4.06 x 2.92)
Double glazed window to the rear elevation. Built-in wardrobes and overhead storage

Bedroom Two 10'9" x 6'9" (3.28 x 2.06)
Double glazed window to the front elevation, built-in wardrobe

Shower Room
Obscure glazed window to the front elevation. Walk in shower cubicle, low level wc, pedestal hand basin and two medicine cabinets.

Outside
To the front:
Establish planting to the borders, paved patio walkway, outside tap and electric point. Gate to rear garden

To the rear:
Hard landscaped with built-in borders and BBQ

Garage
With electric garage door and parking space in front.

Tax Band
The Council Tax Band is "C"

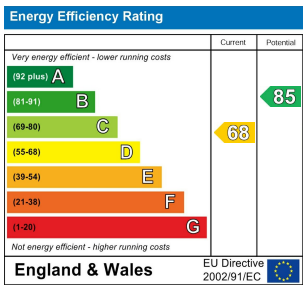
Holding Deposit
No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

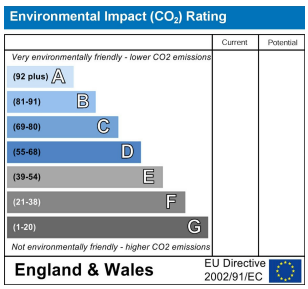
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property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have 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 Pauline Carrera-Silva 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.






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
68
85
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