

HANWORTH ROAD, WARWICK CV34 5DX



- **West Warwick location**
 - **Driveway parking**
 - **Three bedrooms**
 - **Spacious rear garden**
- **Available end of April 2026**
 - **EPC rating D**
 - **Council Tax Band C**

3 BEDROOMS

£1,300 PCM

Hawkesford are pleased to offer this well presented, three bedroom terraced house in a popular Warwick residential area close to local amenities.

The property benefits from gas central heating, modern neutral décor throughout, driveway parking and spacious rear garden.

Available end of April 2026 on an unfurnished basis.

Hallway

With under stairs storage cupboard, carpet to floor, neutral decor.

Open Plan Living/Dining Room 10'5" x 22'11" (3.20 x 7.01)

Double glazed bay window to front, double glazed window to rear, two ceiling lights, TV aerial point, gas central heating radiators, newly carpeted and decorated throughout.

Kitchen 5'3" x 10'8" (1.625 x 3.276)

Fitted kitchen , double gas oven, gas hob, sink and drainer, fridge freezer.

Lean-to utility 5'2" x 4'6" (1.6 x 1.397)

Housing a useful utility room with washing machine and space for a tumble dryer.

Fitted Cloakroom

With WC and hand basin.

Landing

With access to the roof space, carpet to floor, neutral decor.

Bedroom One 9'10" x 9'7" (3.022 x 2.946)

Having built in wardrobes, airing cupboard housing boiler, carpet to floor, neutral decor, double glazed window to rear elevation.

Bedroom Two 8'10" x 13'8" (2.717 x 4.191)

With double glazed window, carpet to floor, neutral decor.

Bedroom Three 6'11" x 8'6" (2.133 x 2.616)

Double glazed window, carpet to floor, neutral decor.

Bathroom

With modern white bathroom suite having panelled bath with shower over, wash hand basin, low level WC and window.

Outside

Spacious gravel driveway to the front with space for parking two cars.

Rear garden approximately 60ft in length, lawn, pathway, patio area and pedestrian rear access.

Council Tax

The property is band C with Warwick District Council.

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' rent as a holding deposit will be required ($\text{Rent} \times 12 / 52$ - e.g If Rent = £750, The holding deposit would be $\text{£}750 \times 12 / 52 = \text{£}173$)

