HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

HILLSIDE CROFT, NAPTON ON THE HILL CV47 8NU



A SEMI DETACHED TWO BEDROOM HOUSE, BENEFITING FROM A SINGLE GARAGE, PARKING AND A REAR GARDEN **NEW KITCHEN TO BE FITTED**

- Semi Detached House
- Two Bedrooms
- Single Garage with Parking
- Unfurnished
- Private Rear Garden
- Available: 26th September 2022
- Council Tax Band B
- EPC Rating: 66 (D)
- New Kitchen To Be Fitted
- No Pets

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Unfurnished

£850 PCM

Hawkesford are pleased to offer this two bedroom, mid terraced house. Located in a cul de sac, this property is ideal for a couple or a single person. The property will benefit from a NEW kitchen being fitted.

Napton on the Hill is a quaint Warwickshire village that has more to offer than just stunning views. The village shop is stocked with local produce and also has a bakery, cafe and a post office. An excellent primary school with a pre-school attached and two traditional pubs all within easy reach of the village.

The village has excellent road links to Leamington Spa, Warwick and Rugby which all have mainline railway stations and easy access to the motorway network.

The nearby town of Southam offers a great variety of shops and leisure facilities including a swimming pool/gym, Southam College and Secondary School rated Outstanding.

Kitchen 7'10" x 7'10" (2.39m x 2.39m)
NEW KITCHEN TO BE FITTED With window to front elevation, freestanding cooker, space for washing machine and fridge freezer.

Living Room 11'10" x 17'3" (3.61m x 5.26m)
(at widest point understairs) With patio door to rear garden, TV points, two night storage heaters, feature fireplace and stairs to first floor landing.

Master Bedroom 8'7" x 11'8" (2.62m x 3.58m)
With window to rear elevation, built in double wardrobe with hanging rail and shelving.

Bedroom Two 6'9" x 10'8" (2.06m x 3.26m)
With window to front elevation, night storage heater, built in wardrobe/airing cupboard.

Bathroom
With a champagne coloured suite comprising; low level WC, bath, pedestal wash hand basin and obscure glazed window to front elevation.

Rear Garden
Mainly laid to lawn with stone area and borders.

Garage
Single garage with up and over door.

Front Garden
Small lawned area.

Tax Band
The Council Tax Band is B

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 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.





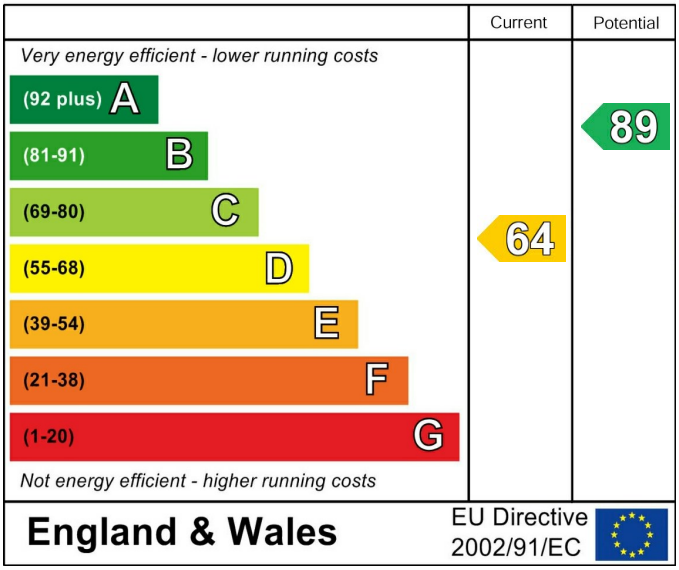








Energy Efficiency Rating



Environmental Impact (CO_2) Rating

