

## RUGBY ROAD, LEAMINGTON SPA CV32 6DH



**A WELL PRESENTED THREE BEDROOM TERRACE FAMILY HOME. INTERNAL VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE SIZE AND FINISH OF THIS PROPERTY.**

- **THREE BEDROOM PROPERTY**
  - Mid Terraced Home
- **NORTH LEAMINGTON SPA LOCATION**
- **MODERN KITCHEN AND BATHROOM**
  - Walking Distance To Town Centre
    - Available from June 8th 2026
    - Current EPC Rating: 72 (C)
      - Council Tax Band D
      - UNFURNISHED
  - Viewing Recommended

**3 BEDROOMS**

**£1,300 PER MONTH**

A lovely THREE bedroom terrace family home within easy walking distance of the town centre. Modern kitchen and bathroom. The property benefits from being fully double glazed, gas central heating and a pretty, fully enclosed garden to rear. Offered on an unfurnished basis. Internal viewing strongly recommended to appreciate the size and finish of this property.

### **Entrance Porch**

### **Living Area**

Bay window to front elevation, french doors to garden and door to kitchen. Stairs leading up to first floor landing.

### **Kitchen**

With gas hob, electric oven and extractor fan over, washing machine, integrated fridge/freezer, door to garden and windows to side and rear elevation.

### **Bedroom Three**

With window to front elevation.

### **Bedroom One**

With built in wardrobes and window to front elevation.

### **Bedroom Two**

With built in wardrobes and window to rear elevation.

### **Bathroom**

With pedestal wash hand basin, low level WC, bath with shower over, heated towel rail and built in cupboard housing the boiler.

### **Outside**

To the rear of the property there is a garden with patio.

### **Holding Deposit**

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

### **Rent**

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).

### **Tax Band**

Council Tax Band 'D' from 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.

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