

**LETTINGS****£1,600 Per month**

16 Stuart Close, Warwick, Warwickshire, CV34 6AQ

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Located with a highly sought-after setting close to the town centre and all its amenities, stands this superbly appointment modern style mid terraced home boasting a recently refurbished kitchen, modern bathroom, three well-proportioned bedrooms, generous sized living room whilst boasting off road parking, private rear garden and benefiting from a single garage enbloc. The property has easy access to popular transport networks and links to the immediate are which includes the M40 motorway corridor and a train station within the town and Warwick Parkway with direct railway links to London and Birmingham centres of commerce.

## Approach

The property sits back behind a tarmacadam driveway with block paved surround, external water point and front door allowing access to the main accommodation.

## Entrance Hall & Guest Cloakroom

Having window to front elevation, low flush WC and complimentary tiling.

## Lounge/Dining (7'.95" x 4'. 78" narr 2'.40")

This generous sized main reception room has staircase rising to the first floor with book shelving to one side, window offering views to front elevation, feature laminate flooring extending to wide double glazed French doors to the rear garden and access to one side to:

## Kitchen 3'.43" x 2'.23"

This superbly appointed kitchen enjoys a modern matching range of floor and wall mounted units complimented by wall tiling and feature flooring, integrated appliances which include washer/dryer, double oven, ceramic hob and dishwasher, sink area with window over offering private outlook and recessed spot lighting to ceiling.

## First floor Landing

Having access to loft space, small storage cupboard and doors leading off to:

## Bedroom One 3'.88" x 2'.74"

Having window to front elevation and sliding doors to useful fitted wardrobes with shelving to one side.

## Bedroom Two 3'.34" x 2'.73"

A well proportioned second bedroom with window offering private outlook.

## Bedroom Three 2'17" x 1'.97"

Fitted cupboard above stairwell and window to front elevation.

## Bathroom

Having a modern suite with complimentary wall tiling to a paneled bath, wash hand basin with storage cupboard beneath, low flush WC with concealed system, feature flooring, obscure glazed window to rear elevation.

## Rear Garden

Having paved patio area, 'astro' style turf and further paved terrace with rear pedestrian access for bin retreat.

## Garage Enbloc 5'.17" x 2'.42"

The property benefits from a single garage located a short distance from the property.

## Services

We understand that the property is connected to all mains services and mains drainage.

## Council Tax

We understand that the property is in a Band D for Council Tax purposes. (We would recommend that a prospective tenant checks this information before proceeding).

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

## Directions

What3word: good.glare.bill

