



Do you want to live in the heart of Warwickshire in a fantastic 2 bed house located in a small village with great links to local towns...

Welcome to Manston Drive this fantastic 2 bedroom semi detached house in Wellesbourne.
With great links to Leamington, Warwick and Stratford.
A46 and M40

One pet considered.

With private parking.

Fully fitted modern kitchen with integrated appliances

Low maintenance garden

Sun room/ Conservatory

2 good sized double bedrooms upstairs.

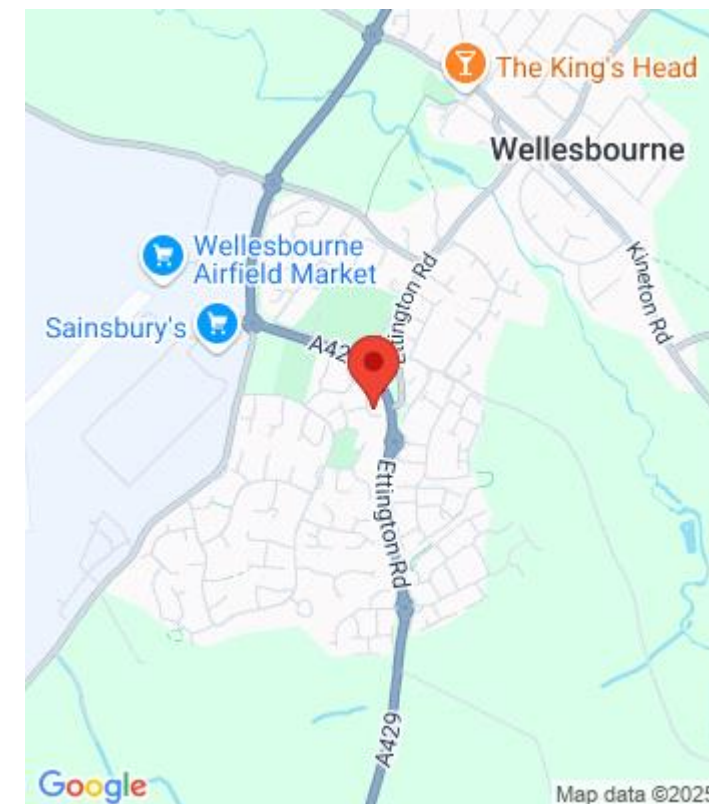
Modern family bathroom with shower over bath.

EPC rating C
Council Tax band C

Deposit: £1,148
Holding Deposit: £229.61
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



NIKKI HOMES
PROPERTY CONSULTANTS

Viewing by appointment only
Nikki Homes

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