



Bradley Walk, Wellesbourne, Warwick
£1,145 pcm

2 bedroom semi-detached house to rent **LET**

Perfectly-proportioned, two bedroom house with stylish open plan kitchen diner with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first time buyer looking for a fresh modern home you can make your own.

The Grange is a new collection of homes in the village of Wellesbourne in Warwickshire - an ideal location that combines the charms of a rural village with the convenience of easy commuting.

Walking in off the hallway is the good size Living Room with handy storage cupboard -
4.11 x 2.9 metres / 13' 6" x 9' 6"

The living room leads into the main

Kitchen area with space for a fridge freezer and washing machine. The kitchen also houses space for a dining table and has double doors out onto the rear garden.

Kitchen/Diner
3.89 x 2.62 metres / 12' 9" x 8' 7"
Fitted with a range of wall and floor cupboards, granite work tops, integrated oven and hob, space for dishwasher, washing machine and fridge freezer.

Downstairs Cloakroom
Fitted with white suite comprising; wc and hand basin and

Upstairs you have two great sized double bedrooms and the family bathroom Bathroom - Fitted with white suite comprising; bath tub with shower over, wc and hand basin. Also fitted with chrome heated towel rail.

Bedroom One
3.89 x 3.3 metres / 12' 9" x 10' 10"
Spacious double room with storage cupboard

Bedroom Two
3.89 x 2.72 metres / 12' 9" x 8' 11"
Spacious double room overlooking the garden

The rear garden is perfect for evening entertainment, with a low maintenance gravel area and good size lawn area.

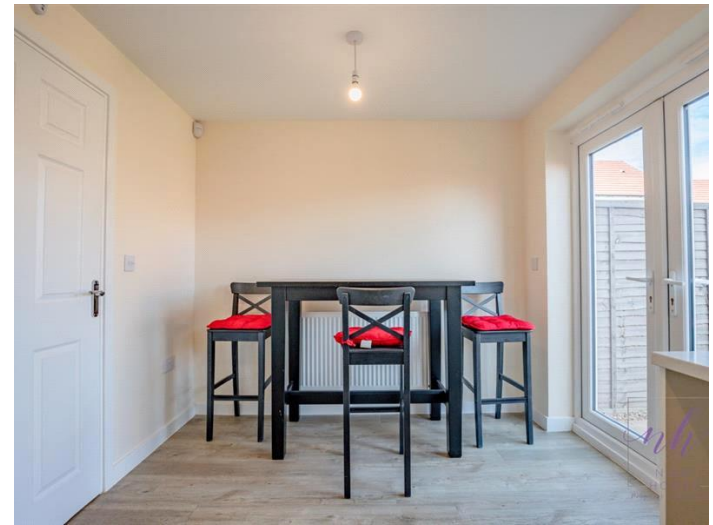
The property comes with allocated parking for two cars as well.

ONE PET ACCEPTED.

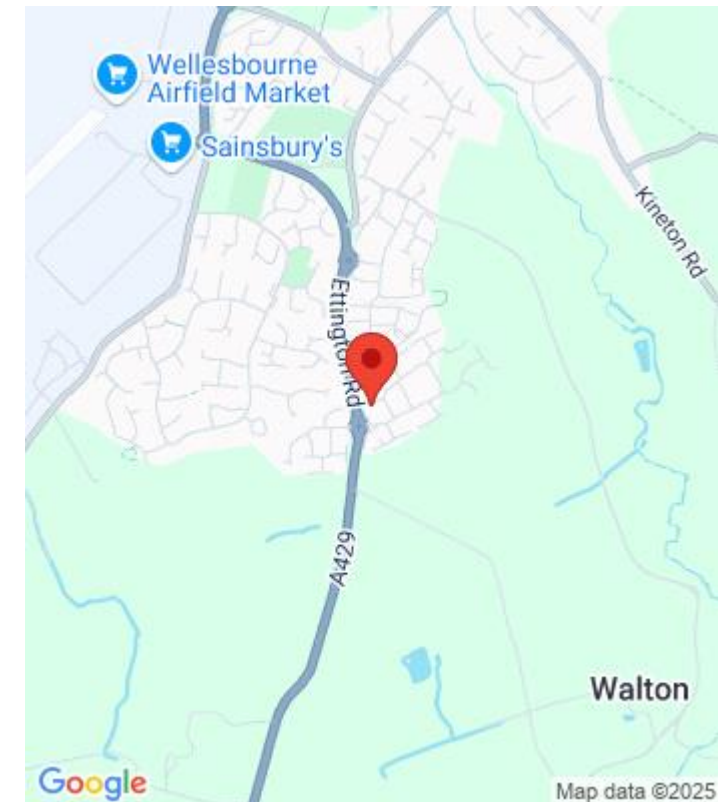
Available August 2024

MINIMUM 12 Month Let

Deposit: £1,326.92
Holding Deposit: £265.38
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	100	
(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.