



**Fairfax Cottages, Warwick Road, Stratford-Upon-Avon**  
**£795 pcm**

A one bedroom UNFURNISHED/FURNISHED barn conversion located in a peaceful setting on the edge of Stratford, with fantastic views.

It briefly consists of;

Living / dining room, with feature fireplace and oak flooring, this leads you into the  
Open plan kitchen, with fridge and washing machine

Off the living room you will find the;  
A good sized double bedroom.

With en-suite 3 piece bathroom consisting of shower, wc and sink

The property can be rented unfurnished, part furnished or fully furnished.

Outside you will find the stunning shared garden area, with picnic area, perfect for those summer BBQS.

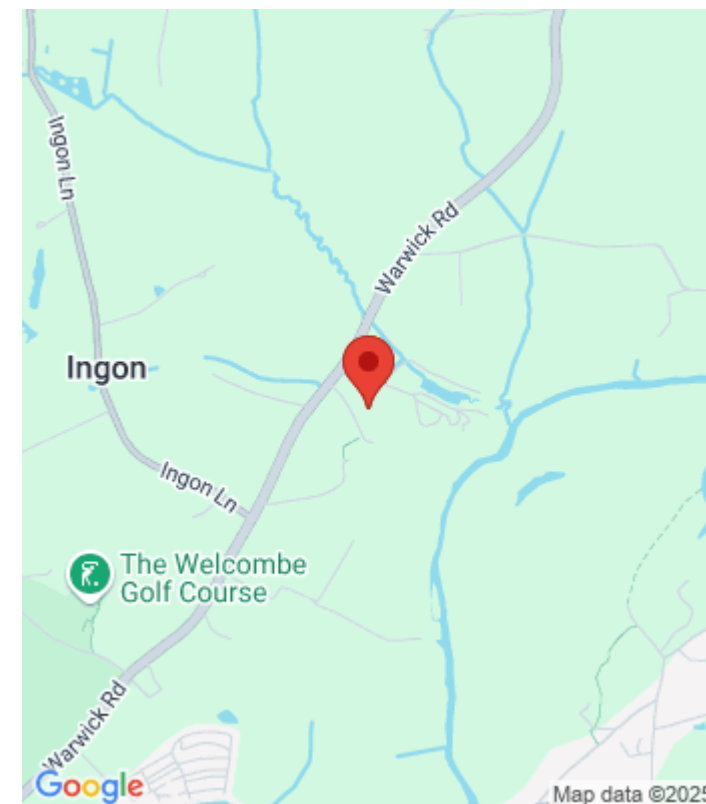
**SORRY No Pets**  
Bills included in rental is oil, water and electric

Council Tax Band A.

Deposit: £795  
Holding Deposit: £183.46



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) <b>A</b>	100	100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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  
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Viewing by appointment only  
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