



NIKKI HOMES  
PROPERTY CONSULTANTS

## Hammond Green, Wellesbourne, Warwick

**£1,795 pcm**

4 bedroom detached house to rent **LET**

Spacious and fabulous four bedroom family home to rent in this popular village location.

**\*\*WATCH THE FULL VIDEO TOUR HERE; [https://www.youtube.com/watch?v=6YT-1xZ6Y\\_A&t=9s](https://www.youtube.com/watch?v=6YT-1xZ6Y_A&t=9s) \*\***

In brief the property consists of;

Enter into the spacious hallway with handy under stairs cupboard

off the hallway is;

Downstairs cloakroom finished with a white suite

Study with bay window over the front

Leading on is a good size living room with feature fireplace and window over the rear garden

Stunning large Open Plan Kitchen/Diner.

This is the real heart of the home.

The Kitchen is fitted with; Dishwasher

Fridge Freezer, Microwave/Combination Oven, Oven and

Induction Hob.

Utility room with plumbing for washing machine.

Upstairs there are

Four good size DOUBLE bedrooms

Modern Family bathroom

Master bedroom with window over the rear and benefiting from built in wardrobes and an En-Suite

Outside

There is a good size rear garden

Off road parking for two/three cars

Garage

Long term let - minimum 12 month term

Sorry no sharers

ONE PET Considered

Available Mis September

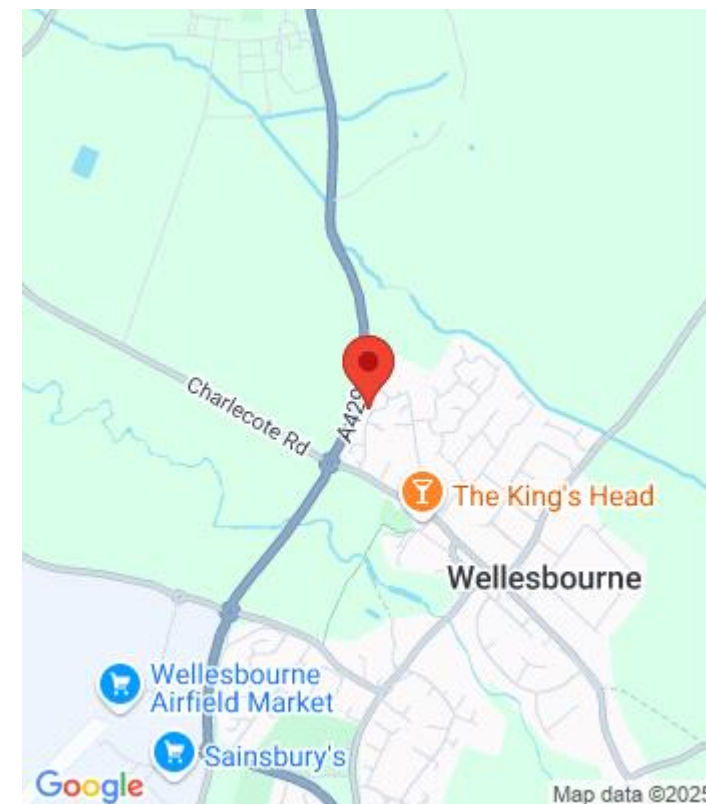
Deposit: £2,071

Holding Deposit: £414.23





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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.



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Viewing by appointment only  
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