



NIKKI HOMES  
PROPERTY CONSULTANTS

**Sandown Close, Stratford-upon-Avon**  
**£1,295 pcm**

New Listing **LET**

This is an exceptionally well presented 3 bedroom detached house, located within 15-20mins walk of the town centre.

Briefly consisting of;  
Entrance hallway leading into;  
Living Room, finished with wood laminate flooring, and a feature fireplace.

Leading on to;  
Large modern Kitchen/Diner, with all Bosch appliances the kitchen has; hob, oven, washing machine, dishwasher and fridge freezer.

Dining area with room for a table and chairs. This has French doors leading into the garden.

Off the kitchen is also the downstairs cloakroom.

Upstairs;  
Bedroom 1 - is the master, large double with built in wardrobes and En-suite shower room.  
Bedroom 2 - another double with built in wardrobes.  
Bedroom 3 - a large single room with views over the racecourse to the rear.

Outside;  
Nice low maintenance garden, mainly laid to lawn. It also has access to the garage from here.

With views of the racecourse to the rear of the property.

Off road parking for 2 cars.

Must be seen to appreciate standard of finish.

One pet may be considered for an extra supplement of £35pcm.

COUNCIL TAX BAND E

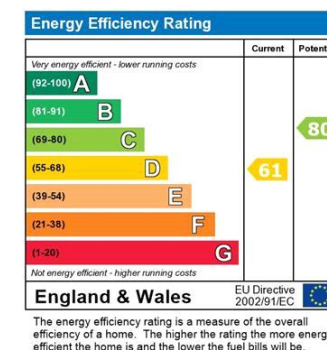
EPC RATING D

Deposit: £1,490  
Holding Deposit: £298.84  
Parking options: Garage





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.



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Viewing by appointment only  
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