



House - Terraced  
Security Deposit: £980  
Holding Deposit: Add Text Here

**249 SMORRALL LANE,  
BEDWORTH,  
WARWICKSHIRE,  
CV12 0JN**

**£850 Per**

#### FEATURES

- PVCu Double Glazing & Gas Central Heating
- Two Reception Rooms, Both with Fireplaces
- Two Double Bedrooms
- Modern Fitted Kitchen
- Modern Fitted Bathroom with Bath & Separate Shower Cubicle
- Rear Enclosed Low Maintenance Patio



# 2 Bedroom House - Terraced located in Bedworth

A well-presented two double bedroom mid-terraced home, ideally located in a popular residential area of Bedworth. Within walking distance of local schools and amenities, and offering easy access to the motorway network.

The property benefits from PVCu double glazing and gas central heating throughout, and briefly comprises: two spacious reception rooms, both with feature fireplaces; a modern fitted kitchen and a contemporary bathroom with bath and separate shower cubicle. To the first floor are two double bedrooms.

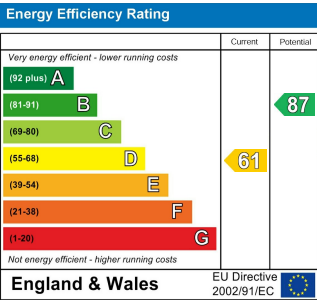
Outside, there is a low-maintenance enclosed rear patio area — perfect for relaxing or entertaining.

EPC Rating: D | Council Tax Band: A – £1,526.33 per annum.

A Holding Deposit of £196 (One Week's Rent) is Required for Referencing to Commence. Once this is paid, no other viewings will take place, while we carry out your references. If you choose to withdraw your application after referencing has commenced, we reserve the right to keep your holding deposit.

Call us on  
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Council Tax Band  
**A**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

