



BOOTHROYD
& Company



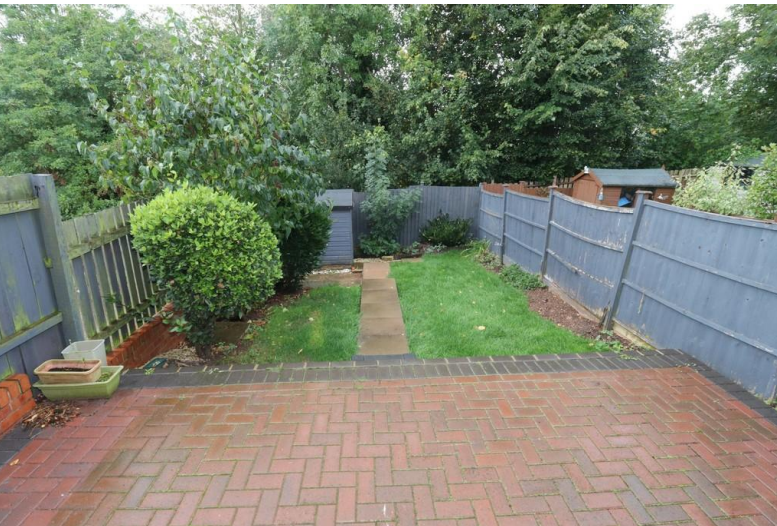
11 Sturley Close

Kenilworth, CV8 2QX

£250,000

- Two Bedroom End Terraced House
- Quiet Cul Der sac Location
- Living /Dining room
- Fitted Kitchen





THE PROPERTY

A two bedroom end of terrace property in a quiet cul de sac position within the popular Knights Meadow estate.

This tidy property is ideal for first time buyers or investment with projected rental of £850 pcm. The property comprises: open porch, reception hall, fitted kitchen living/dining room, first floor landing, two bedrooms, bathroom with shower, attractive rear garden and to the front of the property there is a lawned fore garden. The property is offered for sale with modern combination gas central heating, modern double glazing and no upward chain.

ENTRANCE

Approached via a paved pathway to an open interlocking tiled pitched porch with PVCu double glazed front door with decorative opaque central insets leading into the

RECEPTION HALL

With inset mat well, stairs rising to first floor landing, radiator, central ceiling light point, smoke alarm, wall mounted 18th edition electric isolation unit, and doorway through to

KITCHEN

6' 10" x 6' 11" (2.09m x 2.13m) Fitted with a range of matching beech effect fronted base and wall units with marble effect rounded edge work surfaces and single drainer stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine, space for oven, space for small upright fridge/freezer, concealed illuminated extractor hood, central ceiling light, double glazed window overlooking front garden, vinyl floor covering, ceramic tiling to splash back areas.

LOUNGE

13' 7" x 13' 1" (4.15m x 4.00m) With central ceiling light point, radiator, inset brick hearth extending to one wall including t.v stand and display unit with matching mahogany shelf, telephone point, t.v. aerial point, large multi paned double glazed window and door onto the rear patio.

FIRST FLOOR LANDING

With central ceiling light point, smoke alarm, banister rail, access to insulated roof space and further door to airing cupboard housing the Vaillant condensing boiler servicing the hot water and central heating vented through the loft, door to

BATHROOM

Comprising a white three piece suite with low level w.c, pedestal wash hand basin, panelled bath with Triton electric shower over, ceramic tiling to walls, radiator, central ceiling light point, opaque double glazed window to rear, ceramic tiling to floor and electric wall mounted convection heater.

DOUBLE BEDROOM ONE

9' 11" x 9' 11" (3.03m x 3.04m) With radiator, glazed window overlooking front, central ceiling light point, built in open wardrobe space with hanging rail, shelf and curtain over the stair bulkhead.

DOUBLE BEDROOM TWO

10' 5" x 8' 2" (3.19m x 2.49m) With radiator, double glazed window overlooking the rear garden, central ceiling light point, built-in open wardrobe area with hanging rail and shelf above.

REAR GARDEN

Enclosed by perimeter fencing across two levels with raised block paved patio area with brick retaining wall and steps down to lawned garden with timber garden shed, well kept borders with shrubs, useful side secure gated pedestrian access.

OUTSIDE

To the front of the property there is an inset lawned fore garden with well kept borders with a variety of shrubs and small conifer trees.

PARKING

There is allocated parking for one vehicle in the adjacent parking bay.

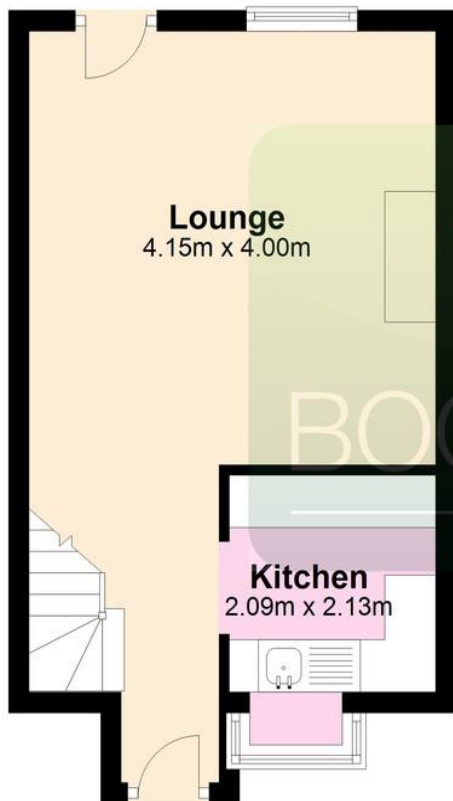
FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Ground Floor

Approx. 26.6 sq. metres



First Floor

Approx. 25.3 sq. metres



Total area: approx. 51.8 sq. metres

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			88
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

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19 The Square
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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