



Clifden Grove, Kenilworth

£329,950

- Stunning Two Bedroom Semi Detached House
- Attractive Terraced Rear Garden & Patio
- Refitted Bathroom With Shower
- Two Well Proportioned Bedrooms
- Cul-De-Sac Location
- High Gloss Remodelled Breakfast Kitchen
- EPC Rating D - 68
- Gas Central Heating & Double Glazing
- Front Driveway & Hardstanding For Two Cars
- Warwick District Council Tax Band D

Clifden Grove, Kenilworth, CV8 2XQ

A stunning two bedroom semi detached house in the quiet cul-de-sac that has been remodelled throughout by the current owners. Benefitting double glazing and gas central heating you approach across a driveway that provides hardstanding and leads to the front composite entrance door that leads into the front sitting room with stairs to the first floor and an entrance into the kitchen. Comprehensively fitted with modern high gloss grey units to wall and base and having an integrated dishwasher, oven and hob. On the first floor are two well proportioned bedrooms and tiled bathroom. The terraced rear garden has a patio and steps to the sun lounge and barbecue area with the formal lawn beyond. Viewing is essential to fully appreciate this beautiful home.



Council Tax Band: D



Approach

Steps rise to the entrance composite door with coach light.

Porch

With laminate flooring and opening into the lounge.

Lounge

13'3" x 15'2"

Window to the fore with plantation shutters, laminate flooring and stairs rising to the first floor landing.

Radiator and door into the kitchen.

Kitchen/Dining Room

7'4" x 15'2"

Comprehensively fitted with a range of high gloss wall and base units with brushed steel furniture. The base units have a granite effect counter terrace with a sink set beneath the window to the rear. Tiling to splashbacks and pelmet lighting to the wall units. There is an integrated dishwasher and a built in oven with a four ring gas hob and extractor canopy over. A wall unit houses the Worcester central heating boiler.

Continuation of the laminate flooring and French doors onto the rear garden. Built in breakfast bar with cupboard beneath and under stairs storage cupboard.

Landing

With an airing cupboard and doors off to

Bedroom One

9'6" x 13'1"

Twin windows to the fore, radiator and built in wardrobes to one wall.

Bedroom Two

11'1" x 8'10'4"

Window to the rear with a radiator beneath.

Bathroom

With a panelled bath with mixer shower and screen, close coupled w.c and a wall hung vanity wash hand basin. Tiling to splashbacks, chrome heated towel rail and a window to the rear.

Rear Garden

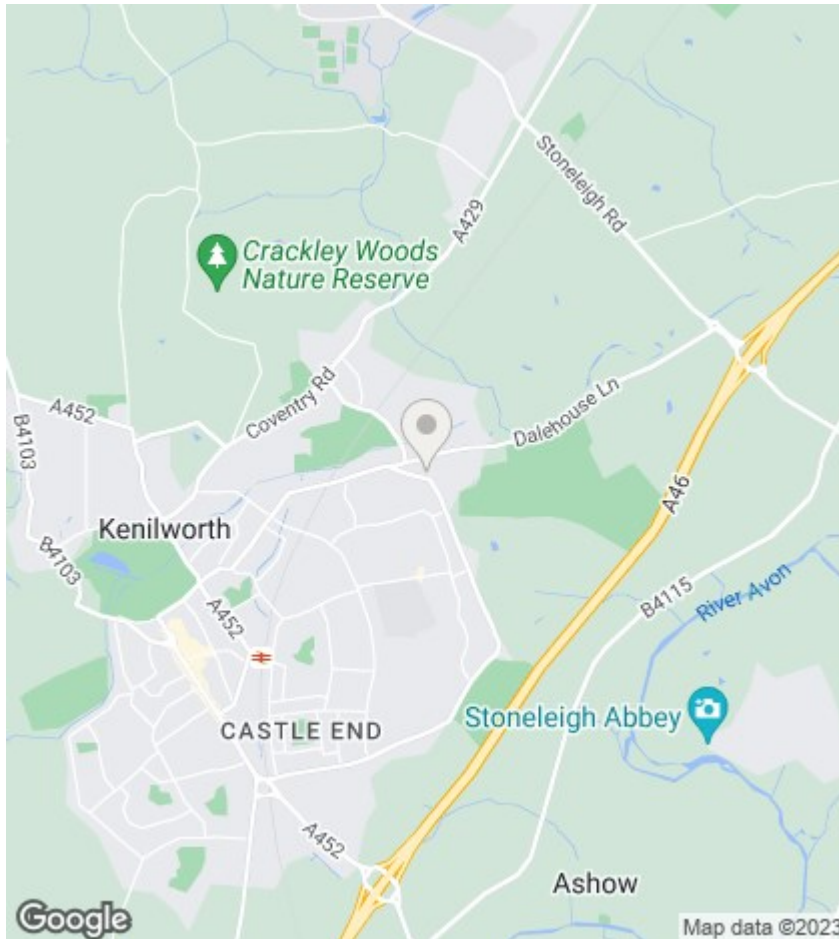
The terraced garden has a patio and steps up to the sun lounge and barbecue area with lawns beyond. It is enclosed with panelled fencing and a gate leads onto the front driveway.

Driveway

The tarmacadam driveway offers hardstanding for two vehicles in tandem.

Fixtures And Fittings

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



Viewings

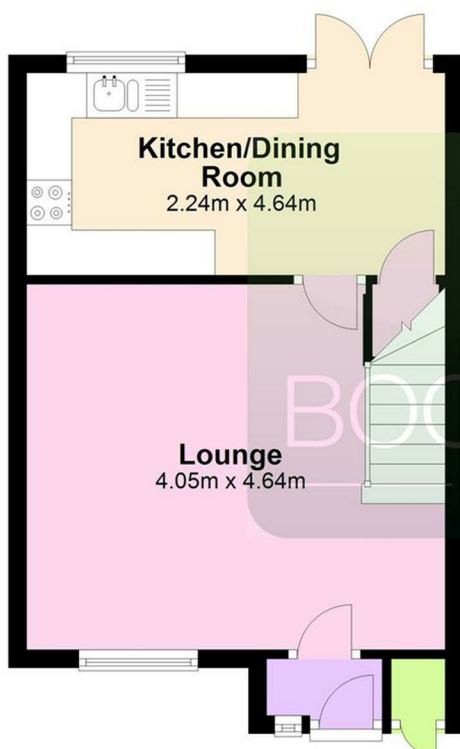
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

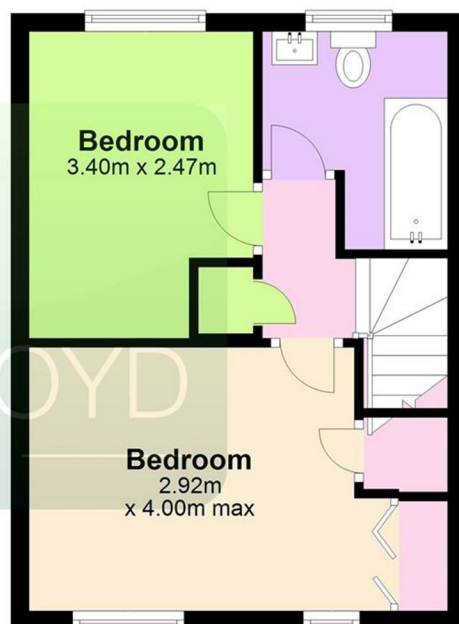
Ground Floor

Approx. 31.1 sq. metres



First Floor

Approx. 29.8 sq. metres



Total area: approx. 60.9 sq. metres