



Arlidge Crescent, Kenilworth

Offers In The Region Of £279,950

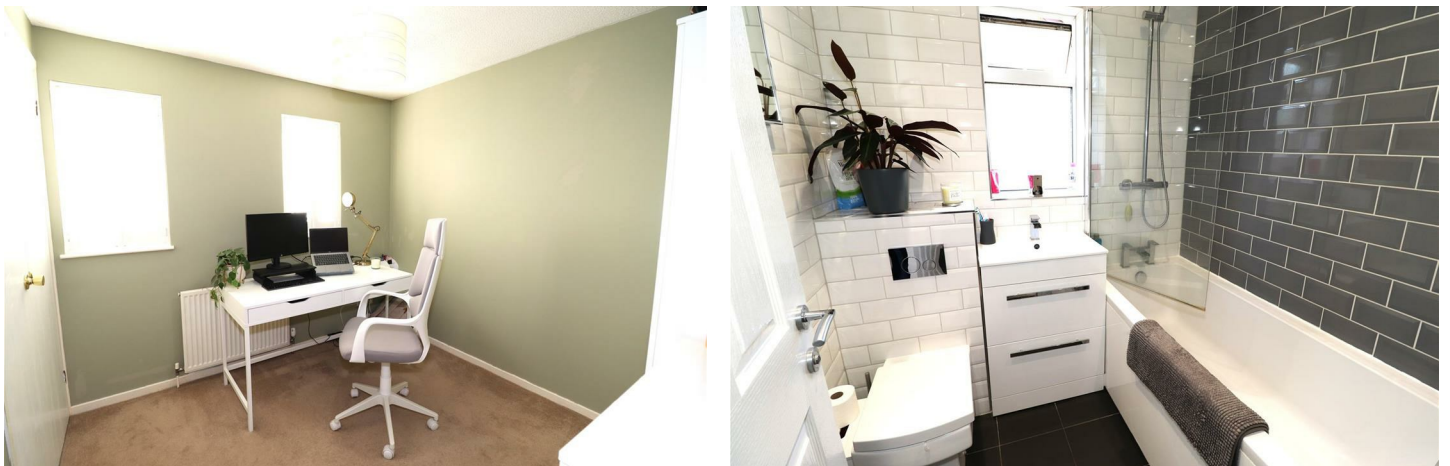
- Two Bedroom End Terraced House
- Fitted Kitchen With Appliances
- Two Double Bedrooms
- Enclosed Rear Garden
- Ideal First Time Buy Or Investment
- Open Porch & Reception Hall
- Energy Rating C - 69
- Refitted Bathroom
- Driveway Parking For Two Cars Plus One Allocated Parking Space
- Warwick District Council - Tax Band C

Arlidge Crescent, Kenilworth CV8 2NS

An extremely well presented two bedroom end terrace mews property in a popular residential location within the Knights Meadow housing estate, conveniently located for Kenilworth Town Centre with all its facilities and amenities together with the road infrastructure and the Ofsted outstanding rated Kenilworth secondary school. The property has full PVCu double glazing, gas central heating and is extremely well insulated and economical to run. The property offers; tiled pitched canopy porch, reception hall, fitted kitchen, spacious living room with access to rear garden, first floor landing, two double bedrooms both with fitted wardrobes, re-fitted white bathroom with shower, low maintenance rear garden, front off road car parking space together with additional parking within a designated bay.



Council Tax Band: C



Entrance

With off road block paviour front car parking space for two cars and pathway leading to canopy porch with external lantern, composite front door with side double glazed window into the

Entrance Hall

With staircase rising to first floor with banister and under stairs storage cupboard, radiator, ceiling light, wall mounted electric isolation unit and telephone connection point.

Kitchen

10'11" x 5'10"

Comprehensively fitted with cream shaker style panelled base and wall units, fitted drawers and pan drawer, rounded edge wood block effect work surfaces with one and a half bowl sink unit with mixer tap, ceramic tiled splash backs, integrated four ring brushed steel gas hob, matching illuminated cooker filter above, single electric Bosch fan oven and grill beneath, space and plumbing for automatic washing machine and slimline dishwasher, space for refrigerator/freezer, double glazed window to front and side, ceramic tiled flooring.

Lounge/Dining Room

13'8" x 11'10"

With wood laminate flooring, coving, radiator, t.v aerial point, rear window and double glazed door both with fitted shutters leading to the rear garden.

First Floor Landing

Stairs to first floor landing, ceiling light, access to roof space with fitted loft hatch, useful loft storage with insulation and part boarded.

Double Bedroom One

9'0" x 9'10"

Part mirror door wardrobe cupboards with full width sliding doors, hanging rails, shelves and storage, radiator, ceiling, double glazed window to rear.

Double Bedroom Two

9'2" x 8'7"

Radiator, two double glazed windows to front with fitted shutters, built-in storage cupboard with a range of fitted shelving and further double door wardrobe or storage housing the wall mounted gas fired main central heating boiler.

Bathroom

Re-fitted with a modern white suite, panelled bath with fully tiled brick bond style surround, mains shower over, glazed shower screen, vanity wash hand basin,

encased low level w.c, ceramic tiled floor, vertical towel rail/radiator, extractor fan, anti-mist LED wall mounted mirror, opaque double glazed window to side.

Outside

To the front of the property is a block paviour off road car parking space for two cars, paved pathway leading to the front door. In a separate parking area to the side of the property there is an additional designated car parking visitor space which is owned by the subject property.

Rear Garden

Paved rear patio area, lawned garden with railway sleeper, fenced boundaries and a raised deck patio sitting area. There is an outside cold-water tap and side gated pedestrian access.

Tenure

The property is freehold.

Services

All mains services and drainage is connected,

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

76 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Fixtures & 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			91
(81-91) B			
(69-80) C		69	
(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	

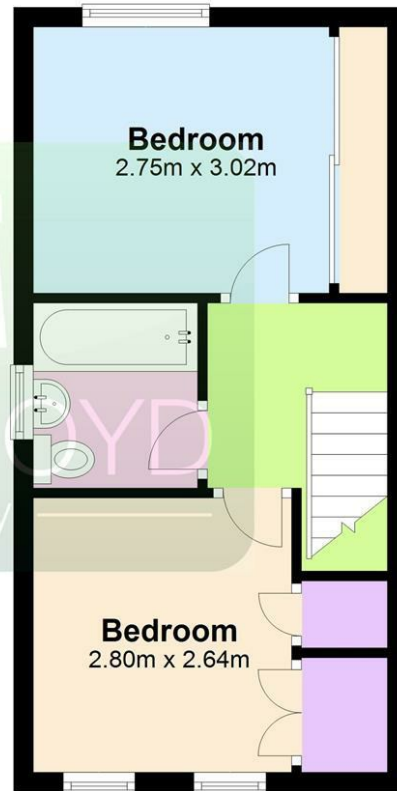
Ground Floor

Approx. 27.5 sq. metres



First Floor

Approx. 27.6 sq. metres



Total area: approx. 55.2 sq. metres