



## Reeve Drive, Kenilworth

Asking Price £245,000

- Mid Terraced House
- Close to Kenilworth Town Centre
- Parking To The Front
- Fitted Kitchen With Appliances
- Gas Central Heating System
- Two Well Proportioned Bedrooms
- EPC Rating D - 66
- Lounge Leading Onto The Garden
- Double Glazing Throughout
- Warwick District Council Tax Band C



# Reeve Drive, Kenilworth

Located conveniently for Kenilworth Town Centre this double glazed and gas centrally heated property comprises a hall, lounge looking onto the rear garden and front fitted kitchen with appliances. On the first floor are two bedrooms and bathroom. Outside is a garden and parking to the front. Offered with no onward chain.



Council Tax Band: C



## **ENTRANCE**

Approach over a block paved driveway with one allocated parking bay. Canopied porch and hardwood panelled door leads into

## **HALLWAY**

7'6" x 3'7"

Archway into the kitchen, radiator and door into the sitting room.

## **FITTED KITCHEN**

8'3" x 8'9"

With light oak effect units. The base units have a stone effect roll topped worksurface with an inset single drainer sink unit set beneath a window to the fore. Complimentary tiling to splash backs and cushion flooring. Larder units and further wall mounted units. Upright fridge freezer, built in electric oven set beneath a gas hob and extractor. Automatic washing machine.

## **SITTING ROOM**

17'11" x 11'8"

Double glazed window to the rear and door onto the patio, two radiators, stairs to the first floor and a marble fireplace with an Adams style surround and marble hearth.

## **LANDING**

Access to loft void, airing cupboard and doors to

## **BEDROOM 1**

11'8" x 11'7"

Double glazed window to the rear, radiator, built in double wardrobe and shelving.

## **BEDROOM 2**

10'5" x 6'8"

Double glazed window to the fore, radiator and built in wardrobe.

## **BATHROOM**

6'0" x 5'0"

Fitted with a white suite that comprises a panelled bath with thermostatic shower over, pedestal wash hand basin and a close coupled wc. Tiling to splashbacks, radiator, extractor fan and frosted double glazed window to the fore.

## **REAR GARDEN**

With a paved patio directly off the property with the remainder designed for low maintenance. Planted mature borders and gated rear access.

## **DRIVEWAY**

Directly to the front of the property providing parking for one car



## Viewings

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

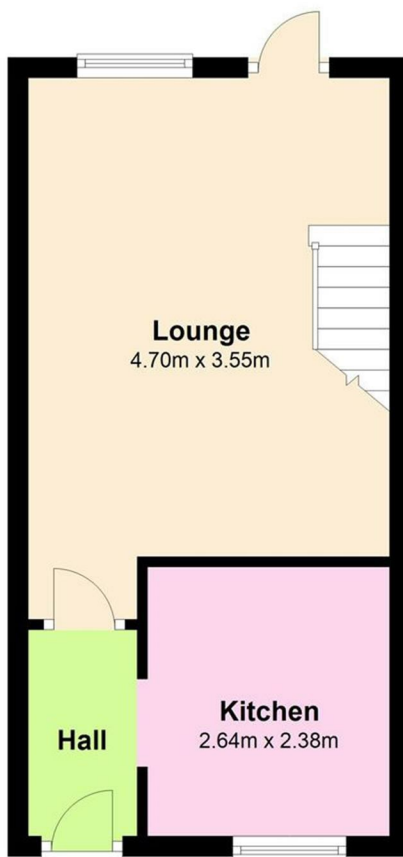
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

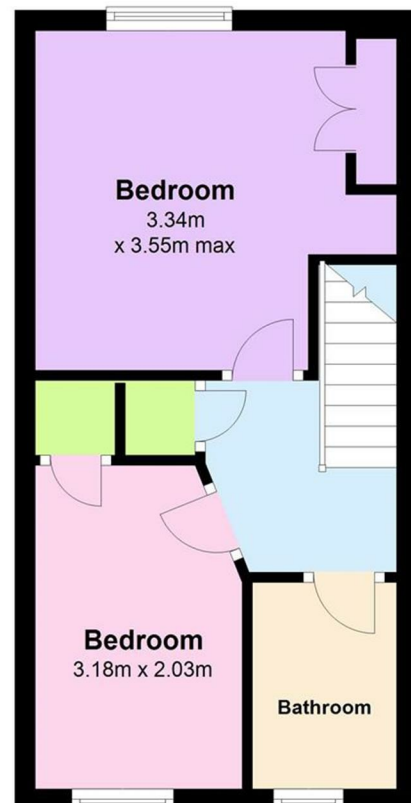
## Ground Floor

Approx. 26.5 sq. metres



## First Floor

Approx. 26.4 sq. metres



Total area: approx. 52.9 sq. metres