



Cherry Orchard, Kenilworth. CV8 2SZ

£265,000

- Refurbished Two Bedroom Semi Detached House
- Fully Tiled Refitted Bathroom
- Parking For Two Cars
- Bedroom One With Built In Wardrobes
- Offered With No Onward Chain
- Recently Refitted Shaker Style Kitchen
- EPC Rating C - 70
- Gas Central Heating And Double Glazing
- Attractive Position Within Cul-De-Sac
- Warwick District Council Tax Band C

Cherry Orchard, Kenilworth. CV8 2SZ

An immaculate two bedroom semi detached house located within this attractive cul de sac. Having been refurbished by the current owner the property benefits a refitted kitchen, fully tiled bathroom, uPVC double glazing, a condensing boiler and a recovered roof. Set behind a driveway that provides hardstanding you enter through a composite door into the vestibule hallway with a door into the front lounge with the grey shaker style kitchen beyond. From the kitchen you access the rear garden with porcelain patio. On the first floor are two bedrooms with the main bedroom having built in wardrobes. The bathroom is refitted and benefits a shower over the bath. Outside is an additional parking space. Offered with no onward chain this is a fantastic opportunity for a first time buyer to purchase a stylish home.



Council Tax Band: C



Approach

The house is approached across a paved pathway and tarmacadam driveway leading to the canopied porch and front door with coach light.

Hallway

Entered through a composite door into a vestibule hallway with tiled floor, stairs to the first floor, radiator and a door into the lounge.

Lounge

14'5" x 13'1"

Window to the fore, radiator and understairs storage cupboard. Door into the kitchen.

Fitted Kitchen

13'1" x 7'10"

Refitted with a range of flint grey shaker style units to wall and base. The base units have a wood effect counter with a brushed steel four ring gas hob with an extractor canopy and electric oven. Stainless steel sink unit set beneath the window to the rear. Tiled splashbacks and laminate floor. Plumbing for automatic washing machine and space for an upright fridge freezer. The breakfast area has a radiator and door into the rear garden.

Landing

With storage cupboard, access to loft void, window on the turn and doors off to:

Bedroom One

13'1" x 11'9"

Window to the fore with a radiator beneath. Built in double wardrobe.

Bedroom Two

10'5" x 6'10"

Window to the rear and a radiator.

Fully Tiled Bathroom

Fully tiled and fitted with a white suite that comprises a panelled bath with thermostatic shower and screen, pedestal wash hand basin and a close coupled wc. Frosted window to the rear and a chrome heated towel rail. Tiled floor and extractor.

Rear Garden

With a porcelain patio and slate garden with gated side access and enclosed with panelled fencing.

Tenure

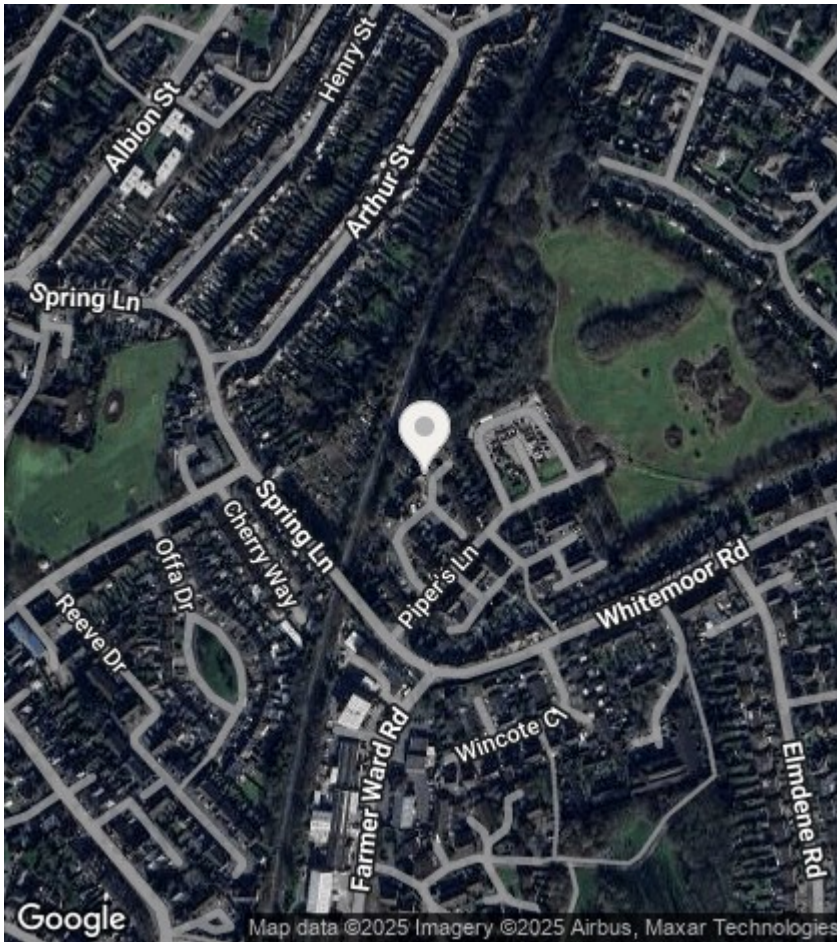
The property is Freehold

Services

All mains services are connected to the property.

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.

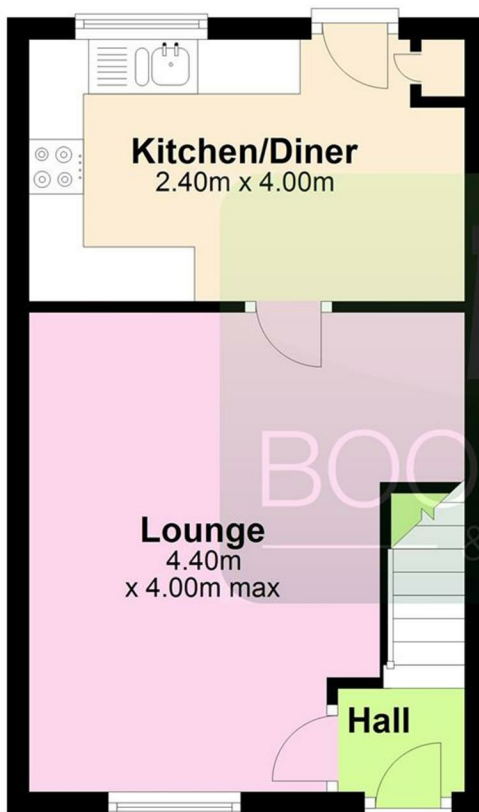
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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. 27.6 sq. metres



First Floor

Approx. 27.6 sq. metres

