



37 Arthur Street, Kenilworth, CV8 2HF

£1,000 PCM

- Semi Detached House Close To Town Centre
- Refitted Kitchen
- Bathroom With Shower
- Neutral Decor Throughout
- Available 21st March 2025
- Two Well Proportioned Bedrooms
- EPC Rating D - 55
- Sitting Room With Ornamental Fireplace
- Double Glazed & Gas Centrally Heated
- Warwick District Council Tax Band B

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Located close to Kenilworth Town Centre the property has two well proportioned bedrooms and has been redecorated ahead of the next tenancy. With double glazing and gas central heating the property comprises a hallway, sitting room, refitted kitchen, two bedrooms and refitted bathroom. Rear garden. Available 21st March 2025 UNFURNISHED.



Council Tax Band: B



ENTRANCE

The property is approached across a pathway with double glazed hardwood door.

HALLWAY

Stairs rise to the first floor, radiator and door into

SITTING ROOM

13'4" x 11'1"

Double glazed window to the fore, radiator, understairs storage cupboard, ornamental cast iron fireplace, picture rails and a door into the dining kitchen.

DINING KITCHEN

14'4" x 8'2"

Double glazed door and window to the rear, refitted with shaker style units to wall and base. Granite effect roll topped worksurface with an inset single drainer sink unit. Induction hob set above an electric oven with an extractor canopy. Tiling to splashbacks and space for undercounter fridge. Worcester combination boiler

LANDING

Double glazed window on the turn, access to loft void and doors to

BEDROOM 1

11'3" x 11'9"

Two double glazed windows to the fore, radiator and picture rail.

BEDROOM 2

9'11" x 8'2"

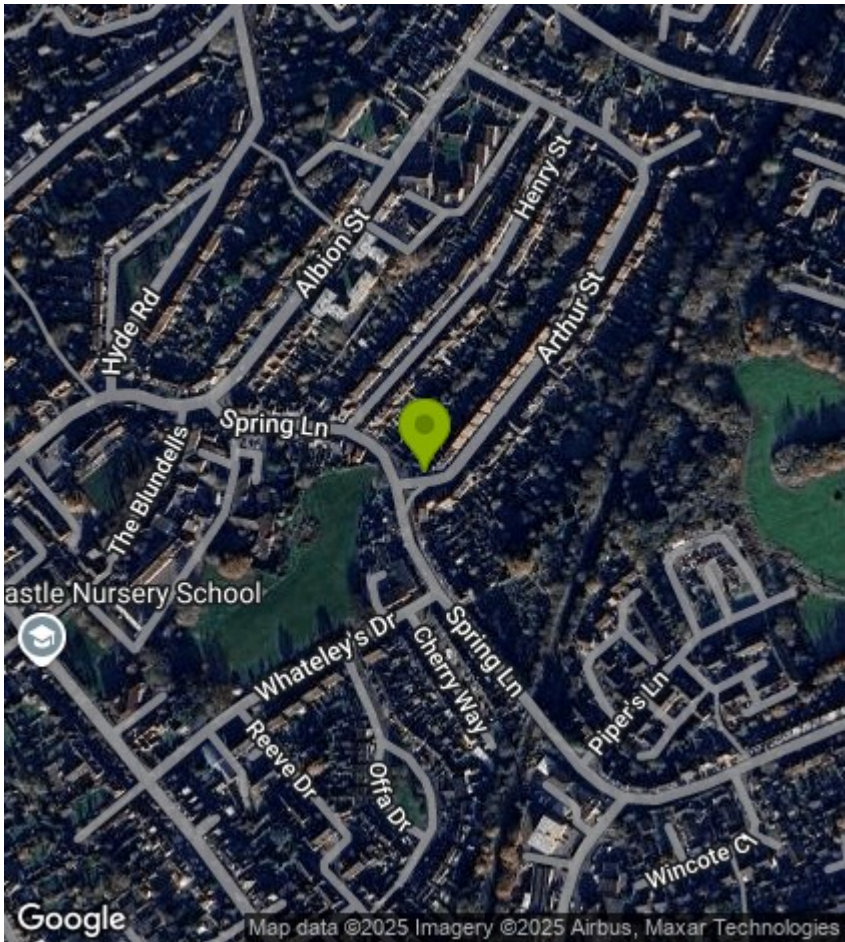
Double glazed window to the rear, radiator and picture rail

BATHROOM

Fitted with a white suite that comprises a panelled bath, pedestal wash hand basin and a close coupled wc. Complimentary tiling to splashbacks and vinyl flooring. Radiator, shaved light and point and an extractor fan.

REAR GARDEN

With a patio directly off the property and the remainder laid to lawn with mature shrub borders. Side gated access



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) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

