BOOTHROYD
& Company

Dencer Drive, Kenilworth

£185,000

- One Bedroom Mews House
- Hallway, Lounge And Kitchen
- Quantum Heating Throughout
- Double Glazed Windows
- Offered With No Onward Chain
- Private Garden And Parking
- Energy Performance Rating D - 56
- One Double Bedroom and Bathroom
- Ideal First Purchase Or Buy To Let
- Warwick District Council Tax Band B

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
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www.boothroyd.co.uk

Dencer Drive, Kenilworth, CV8 2RU

Situated in the desirable location of Knights Meadow in Kenilworth, this redecorated and recarpeted one-bedroom mews house offers an ideal opportunity for first-time buyers or investors. Benefiting from no onward chain, this property is ready to move into and enjoy immediately.
The well-proportioned living space is enhanced by double glazing and high-efficiency Dimplex Quantum heating, ensuring year-round comfort and energy efficiency.
Outside, the property has a private, enclosed garden. In addition, off-street parking provides convenience and peace of mind. Viewing highly recommended.

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Council Tax Band: B

Allocated Parking
There is a single parking bay directly behind the property that is accessed from Courthouse Croft.

Hallway
Having laminate flooring, stairs to the first floor landing, Dimplex Quantum heater and doors off to:

Kitchen
5'10" x 7'3"
Having a window into the garden and being fitted with wall and base units. The base units have a stone effect counter with an inset stainless steel sink units and tiled splashbacks. Built-in electric oven, hob and extraction.

Lounge
11'11" x 10'5"
Having laminate flooring window into the garden, understairs storage cupboard and a Dimplex Quantum heater.

Landing
Generous storage and doors off to:

Bedroom
8'9" x 11'4"
Having a window to the fore, built-in storage cupboard and airing cupboard. Dimplex Quantum heater.

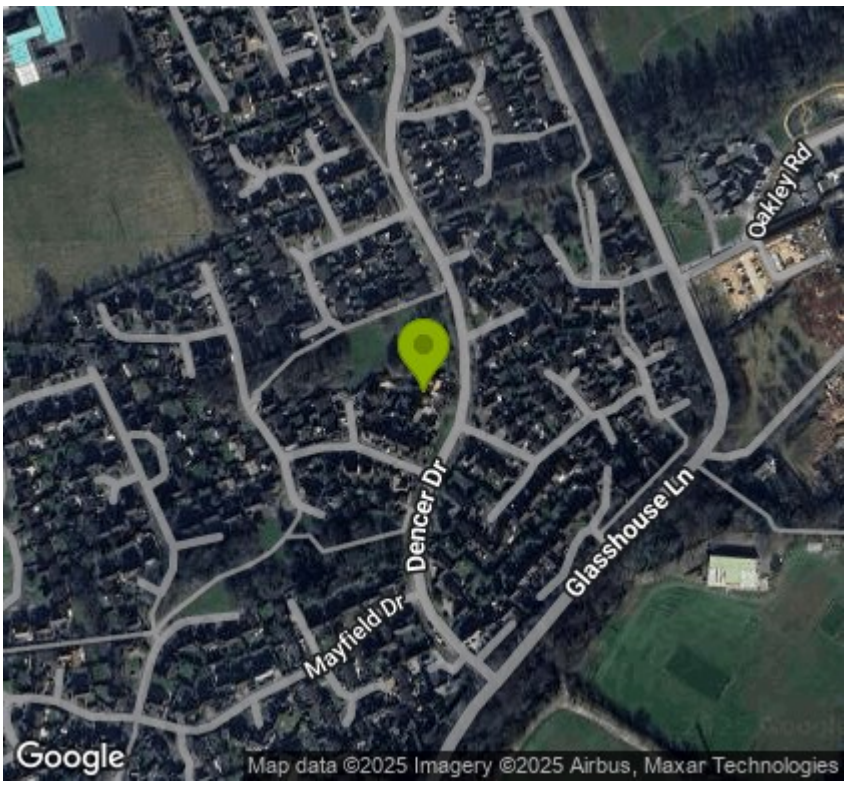
Bathroom
Fitted with a coloured suite that comprises a panelled bath with electric shower over, pedestal wash hand basin and a close coupled wc. Tiled splashbacks, heated towel rail and a frosted window.

Garden
There is a private lawned garden with hedged boundaries.

Tenure
The property is Freehold

Services
All mains services, with the exception of gas, 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.

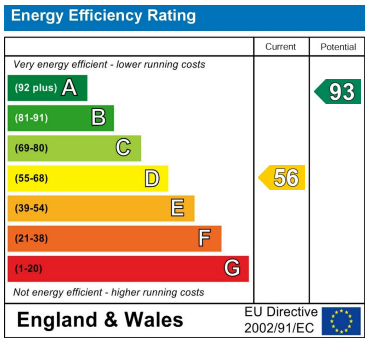


Viewings

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

EPC Rating:

D



Ground Floor

Approx. 20.1 sq. metres

First Floor

Approx. 20.1 sq. metres

Total area: approx. 40.1 sq. metres

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