



## Tappinger Grove, Kenilworth. CV8 2QS

£850 PCM

- Ground Floor Maisonette
- Refitted Bathroom with Electric Shower
- Parking For Two Cars in Tandem
- Double Glazed Throughout
- Available 3rd July 2025
- One Double Bedroom
- EPC Rating D - 66
- Private Rear Gardens
- Kitchen with Cooker and Refrigerator
- Warwick District Council Tax Band B



# Tappinger Grove, Kenilworth. CV8 2QS

A one bedroom ground floor maisonette with a pleasant private garden. Double glazed and electric heating the property comprises a lounge, kitchen with appliances, one double bedroom and attractive bathroom with shower. Parking for two vehicles in tandem. Available 3rd July 2025 UNFURNISHED.



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1



1



D

Council Tax Band: B



## **LOUNGE**

Enter through a wooden door and the lounge has laminate flooring, double glazed window to the fore with venetian blinds, electric convector heater and a door into the inner hallway.

## **INNER HALLWAY**

With two large cupboards, continuation of the laminate flooring and doors off to:

## **BEDROOM**

Double glazed window to the rear with curtains, double wardrobe.

## **BATHROOM**

Fitted with a white suite that comprises a panelled bath with an electric shower over, pedestal wash hand basin and a close coupled wc. Tiled floor and splashbacks. Frosted double glazed window to the side.

## **KITCHEN**

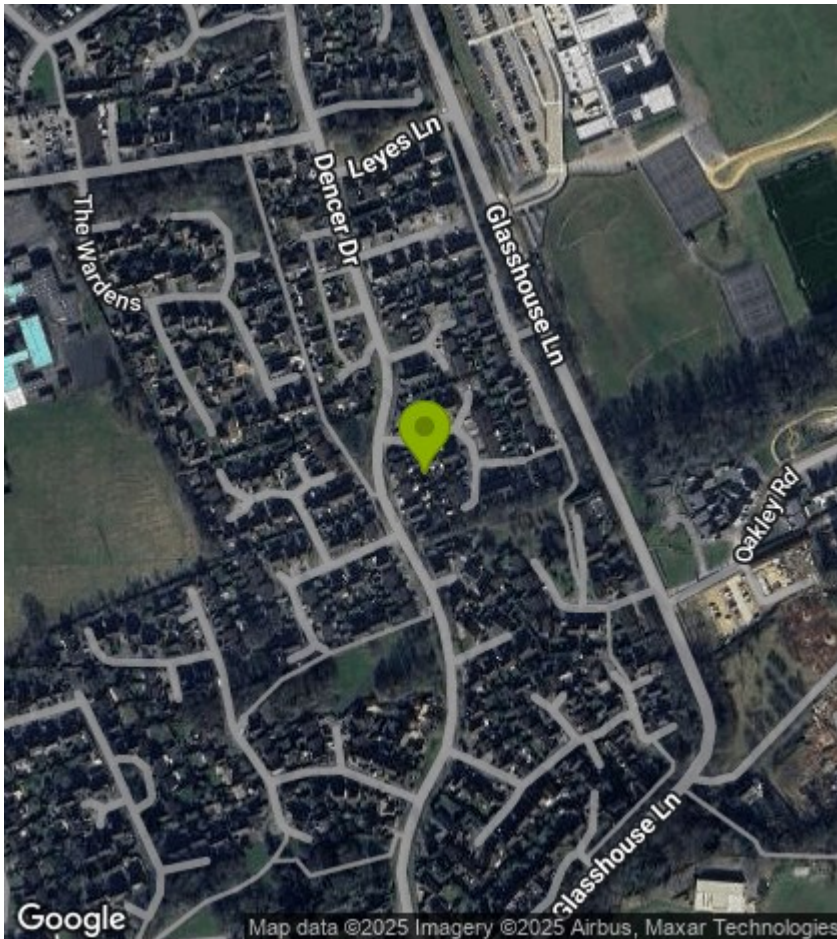
Fitted with grey hand painted wall and base units. The base units have a roll topped work surface over with an inset single drainer stainless steel sink unit, tiled splashbacks, four ring electric oven and an undercounter fridge. Pan rails and a double glazed window and door into the rear garden.

## **REAR GARDEN**

With a paved patio, partially fenced boundary and mainly laid to lawn with a shrub border.

## **PARKING**

Directly to the front of the house is parking for two cars in tandem.



## 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	66	
(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. 39.7 sq. metres

