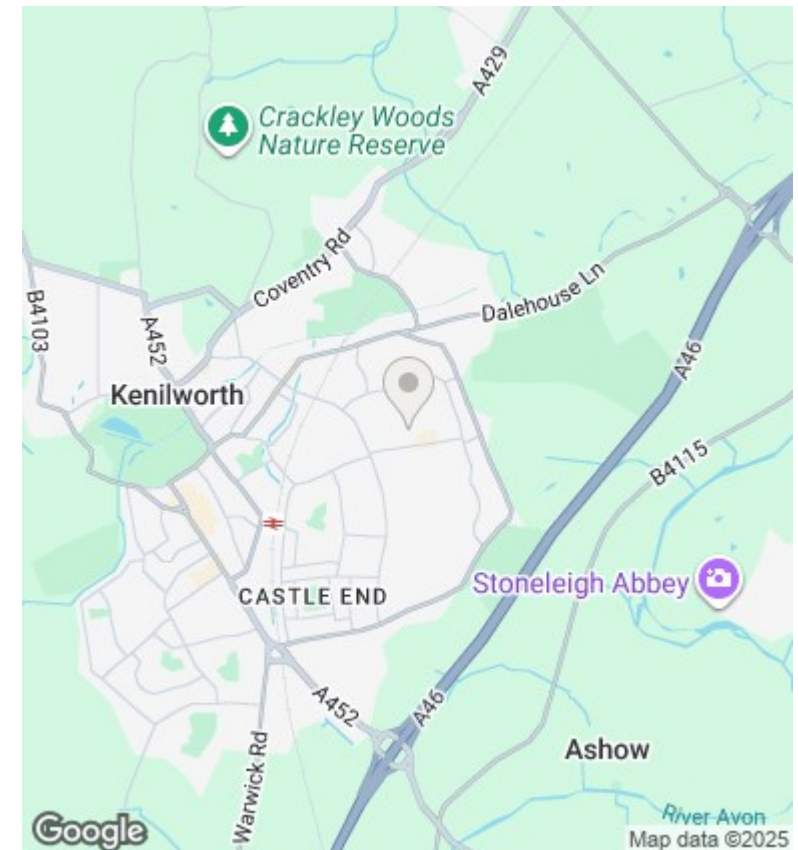




## 9 Ilam Park, Kenilworth, Warwickshire, CV8 2NU

£395,000

- Modernised Three Bedroom Semi Detached House
- EPC Rating D - 67
- Gas Central Heating And Double Glazing
- Warwick District Council Tax Band D
- Refitted Kitchen With Integrated Appliances
- Through Lounge And Conservatory
- Fully Tiled Bathroom
- Offered For Sale With No Onward Chain
- Front Driveway And Detached Garage
- Ideally Located For Park Hill And Secondary School



## Directions

## Viewings

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

## Council Tax Band

D

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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