



Monmouth Close, Kenilworth

Asking Price £400,000

- Attractive Mews House In The Heart Of Old Town Kenilworth
- Three Well Proportioned Bedrooms & Bathroom
- Open Plan Lined Oak Breakfast Kitchen
- Allocated Parking Plus Visitor Parking
- Double Glazed And Gas Central Heated
- Offered For Sale With No Onward Chain
- EPC Rating C -73
- Adjacent To The Abbey Fields & Kenilworth Castle
- Highly Desirable Cul-De-Sac Location
- Warwick District Council Tax Band D

11 Monmouth Close, CV8 1LD

Charming Mews House in Prime Kenilworth Location

Tucked away in the exclusive and peaceful Monmouth Close, this stylish three-bedroom mews house offers a rare lifestyle opportunity in the very heart of Kenilworth. Just moments from the elegant High Street and bordering the historic Abbey Fields and the magnificent Kenilworth Castle, this hidden gem blends tranquillity with vibrant town living.

Step inside to discover a home featuring a bright dining kitchen, front lounge, a terraced garden perfect for relaxing or entertaining, and modern comforts including double glazing and gas central heating along with an allocated parking bay. With no onward chain, this is a chance to secure a home in one of Kenilworth's most fashionable and sought-after enclaves—an oasis of calm just steps from culture, cafés, and countryside.



Council Tax Band: D



Entrance Hallway

Enter through a hardwood door and having a window to the side, radiator and stairs rising to the first floor.

Doors of to:

Cloakroom

With a close coupled WC and wash hand basin with tiled splashback, radiator and window to the fore.

Lounge

16'3" x 11'5"

Having a window to the fore with radiator beneath. The centre point of the lounge is the Adams style fireplace and double doors into the dining kitchen.

Dining Kitchen

10'9" x 14'6"

The kitchen is fitted with limed oak wall and base units.

The base units have a worksurface over with an inset composite sink with monobloc tap and a four ring gas hob set above the fan assisted oven. Plumbing for automatic washing machine and dishwasher and a wall mounted Baxi central heating boiler. Understairs storage and a door to the side. The dining area has French doors onto the garden and a radiator.

Landing

Having a window to the side, access to loft void, airing cupboard, and doors off to:

Bedroom One

Window to the rear, radiator and a built-in double wardrobes

Bedroom Two

12'8" x 7'8"

Window to the fore and single radiator.

Bedroom Three

9'6" x 5'11"

Window to the rear and radiator.

Bathroom

Fitted with a white suite comprising a tiled panelled bath with mixer shower over and shower screen, vanity wash hand basin and a concealed cistern WC. Tiling to splashback's frosted window to the rear and a radiator.

Rear Garden

The rear garden has a paved terrace and side pedestrian pathway which is enclosed with walls and fencing. There is a raised lawn area with edged planters and a composite shed.

Parking

To the front of the property is an allocated bay plus additional visitors car parking.

Fixtures And Fittings

All fittings and fixtures as mentioned in our sales particulars are included; all others are expressly excluded.

Tenure

The property is freehold. There is a management payment of £190per annum to Monmouth Close Residents Association.

Services

All mains services are connected



Viewings

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

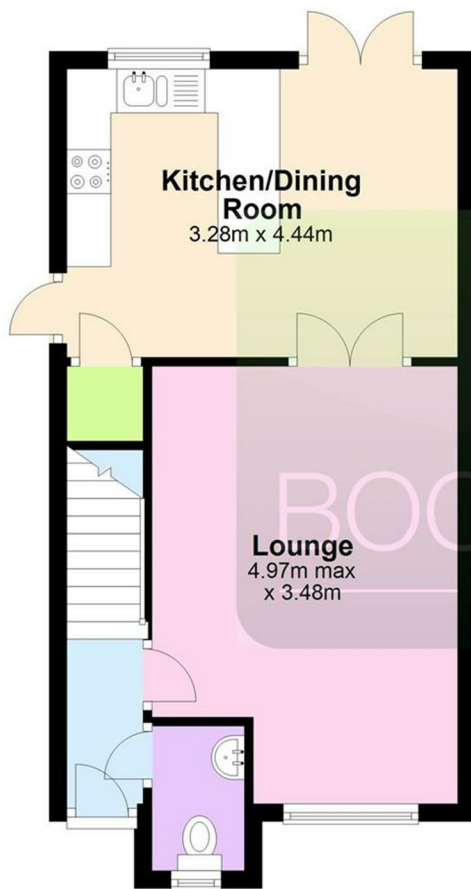
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	86
(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. 37.9 sq. metres



First Floor

Approx. 36.5 sq. metres



Total area: approx. 74.4 sq. metres