



Belmont Mews, Abbey Hill, Kenilworth. CV8 1LU

Asking Price £400,000

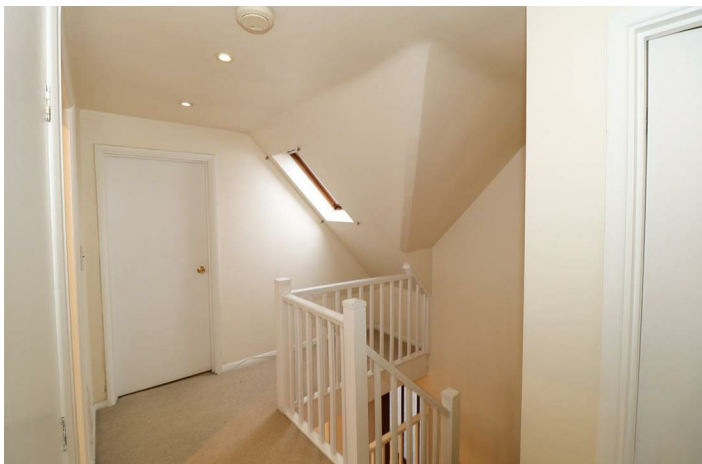
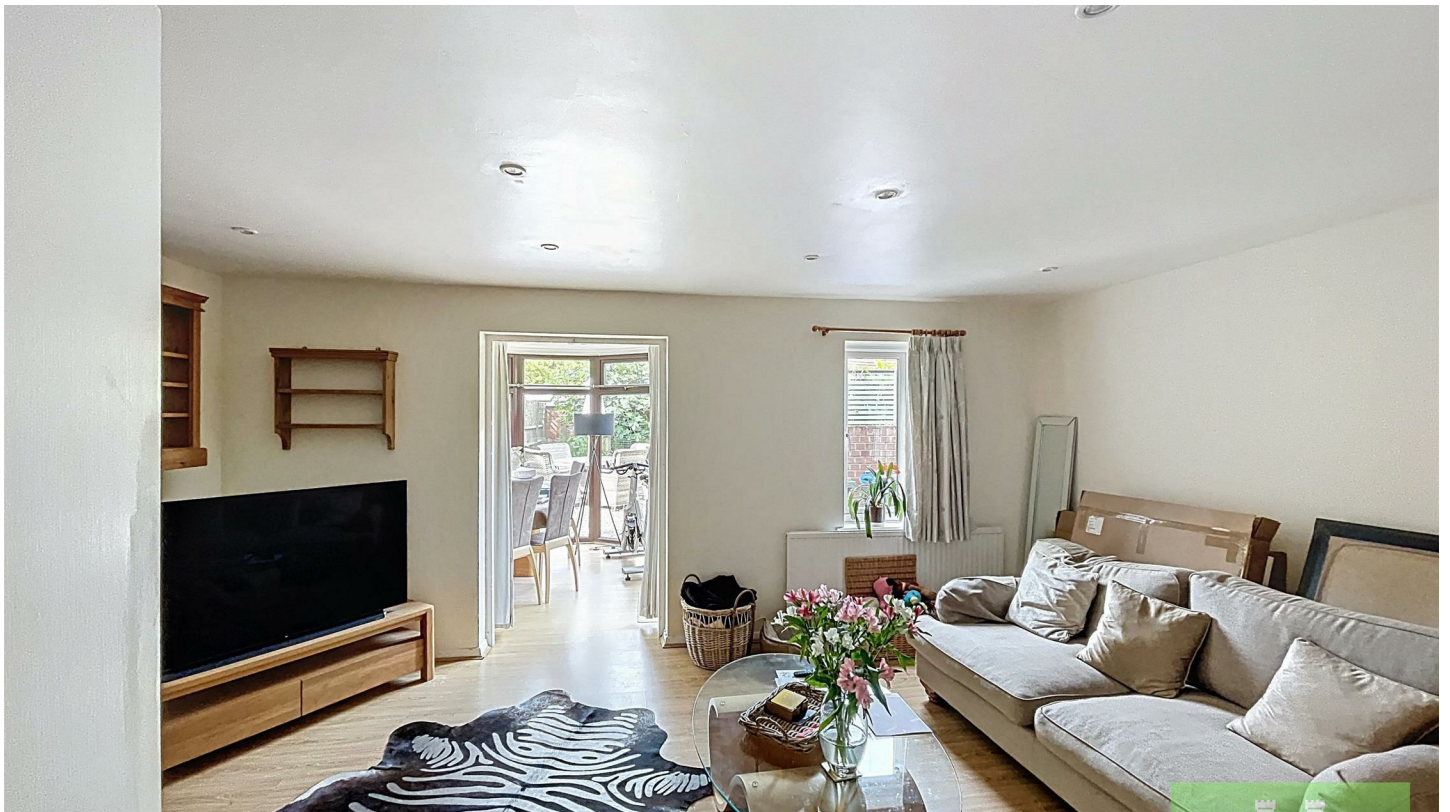
- Three Bedroom Town Centre Mews
- Lounge & Conservatory
- Courtyard Rear Garden
- Single Integral Garage
- Offered With No Onward Chain
- Ensuite Shower Room & Family Bathroom
- EPC Rating D - 62
- Gas Central Heating & Double Glazing
- Fully Equipped Beech Effect Kitchen
- Warwick District Council Tax Band E

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Located in the Heart of Kenilworth in a quiet backwater this three bedroom mews house is offered for sale with no onward chain. Benefitting an integral garage and offering generous accommodation the property comprises a hallway, lounge that leads into the conservatory and a fitted light beech effect kitchen. On the first floor the main bedroom has an en-suite shower room and a further family bathroom along with two further bedrooms. Outside is a small courtyard garden. Viewing is recommended to appreciate the convenient location adjacent to The Abbey Fields and Kenilworth's main shopping centre.



Council Tax Band: E



ENTRANCE HALL

With dog leg staircase rising to the first floor landing with understairs cupboard, radiator, thermostat and downlighting. Laminate flooring and doors off to:

LOUNGE

17'6" x 12'8"

Laminate flooring, Adams style fireplace with a hearth and coal effect electric fire, pine case and cabinet. Double glazed window with a radiator beneath and an opening into the conservatory.

CONSERVATORY

9'4" x 9'10"

Laminate flooring, wall heater and full height double glazed windows and door into the rear courtyard.

KITCHEN

7'1" x 8'8"

Fitted with beech effect wall and base units. Wood block effect roll topped work surface with an inset five burner gas hob with an extractor and electric oven beneath. Stainless steel sink unit set beneath the double glazed window to the fore. Tiling to splashbacks and floor. Appliances include an undercounter fridge and freezer, a washing machine and dishwasher. Radiator and downlighters.

LANDING

With velux window, airing cupboard, down lighters and doors off to

BEDROOM ONE

17'6" x 10'11" max

Dual aspect double glazed windows, a bank of fitted wardrobes to one wall, bedside cabinets, lights and headboard and a chest drawers. Radiator, downlighting and door into the en suite.

EN SUITE

Concealed cistern wc, vanity wash hand basin and a fully tiled shower cubicle with an electric shower. Tiled to splashbacks, chrome heated towel rail and a velux window.

BEDROOM TWO

7'9" x 12'4" into wardrobe

Twin velux windows, radiator and a built in wardrobe.

BEDROOM THREE

9'4" x 12'9"

Double glazed window to the rear with a radiator beneath.

BATHROOM

Fitted with a white suite that comprises a panelled bath with an electric shower over and screen, concealed cistern wc and a vanity wash hand basin. Tiled to full height, down lighting and a frosted double glazed window. Heated towel rail.

INTEGRAL GARAGE

17'6" x 8'2"

With up and over door, power, lighting and a communicating door into the hallway.

COURTYARD

With side gated pedestrian access. It is enclosed by panelled fencing and is laid with stone chippings.

TENURE

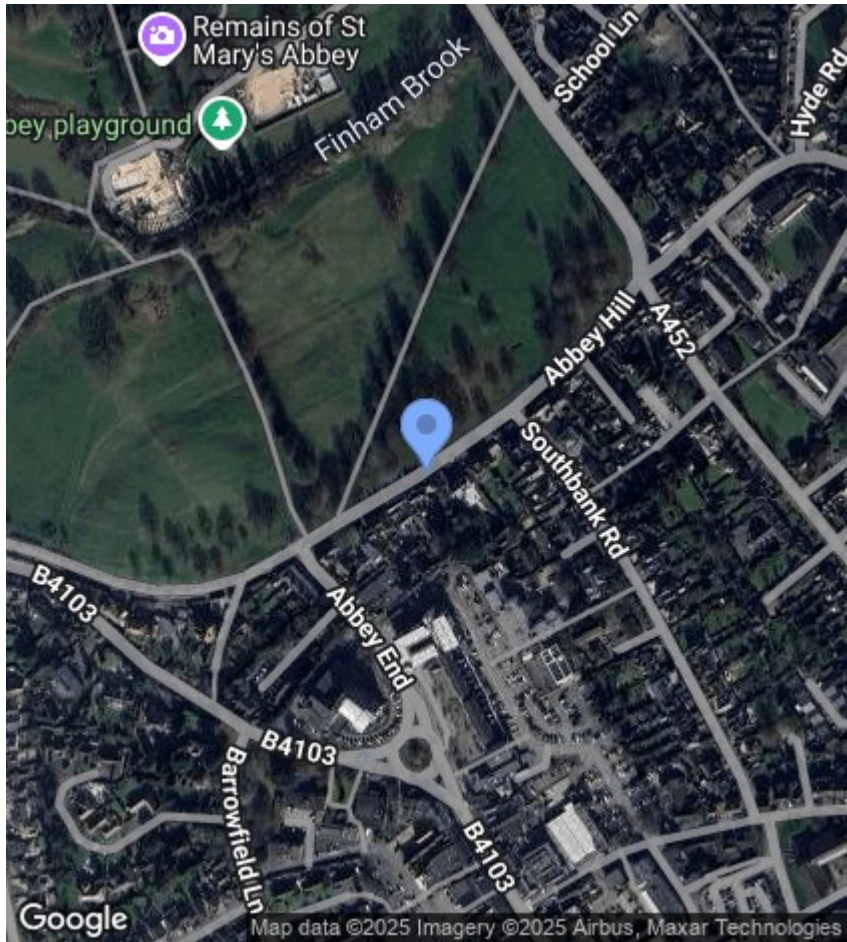
The property is freehold

SERVICES

All mains services are connected

FIXTURES AND FITTINGS

All fittings and fixtures 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.

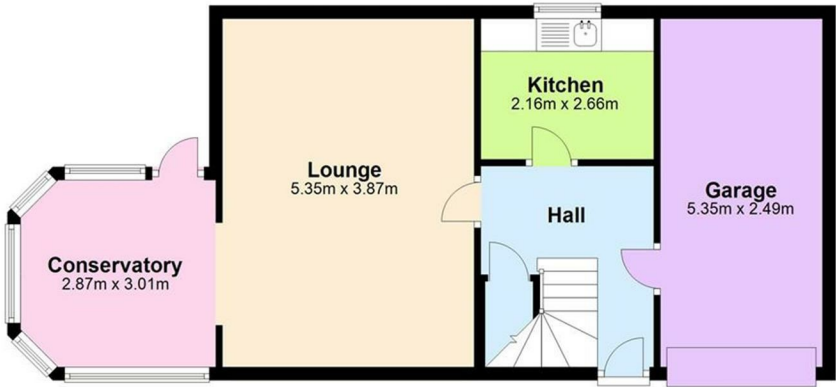
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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. 57.9 sq. metres



First Floor

Approx. 49.3 sq. metres

