



6 Dencer Drive, Kenilworth, CV8 2RU

£1,100 Per Calendar Month

- Two Bedroom Terraced House
- Full Redecoration and Re-Carpet Throughout
- EPC Rating - C
- Fully Enclosed Rear Garden
- Close to Kenilworth School
- Allocated Parking Bay
- Gas Central Heating
- Fitted Kitchen and Bathroom
- Warwick District Council Tax Band - C
- Available 15th August 2025

6 Dencer Drive, Kenilworth CV8 2RU

A well-situated two-bedroom terraced house with fitted kitchen, lounge, conservatory, two good bedrooms and family bathroom. The property is benefiting from new carpets and full re-decoration throughout ahead of the next tenancy. Gas central heating, parking and attractive gardens. Available 15th August 2025
UNFURNISHED



Council Tax Band:



The Property

A modern two-bedroom terraced house, benefiting from double glazing and gas central heating, the property is set off a pathway looking onto open green space to the front. A pathway leads to the canopied porch, and the uPVC door opens into the front lounge with an open plan staircase and a door into the refitted breakfast kitchen. The kitchen area has a range of shaker-style units, and it opens into the breakfast area. Through a conservatory takes you into the attractive rear garden. On the first floor are two bedrooms and a modern white bathroom with an electric shower. The property also benefits from an allocated parking bay for one vehicle and will be available unfurnished from the 18th August 2025.

Lounge

With a window to the fore, radiator and an open plan staircase rising to the first floor landing with laminate flooring. A door leads into:

Fitted Kitchen

Fitted with shaker style wall and base units. Inclusion of the automatic washing machine, electric oven, dishwasher, upright fridge/freezer, Triple wall unit above the breakfast area has space for table and chairs, a radiator and door and window into the rear garden.

Bedroom One

Window to the fore, radiator, built-in double wardrobe and an airing cupboard.

Bedroom Two

Window to the rear and a radiator.

Family Bathroom

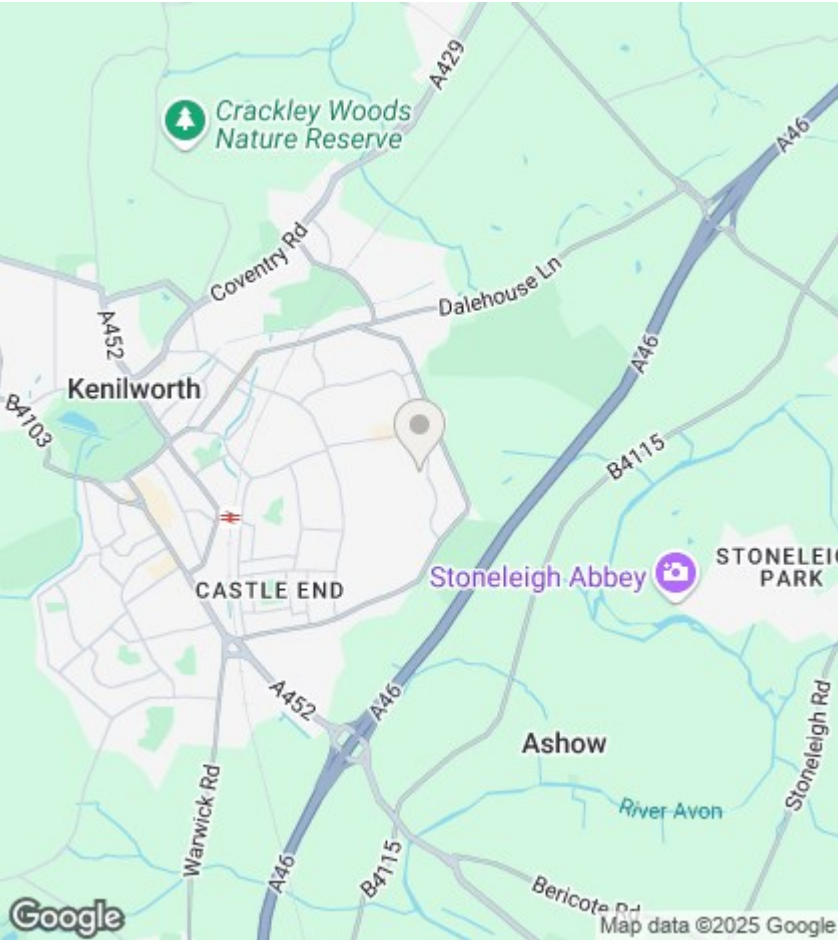
The white suite consists a panelled bath with electric shower and screen, wall hung wash hand basin and a concealed cistern wc. Complimentary tiling to splashbacks, radiator and a frosted window.

Rear Garden

With a patio leading from the house into the formal lawn with mature shrub borders and timber panel fencing surround leading to rear garden gate to the allocated parking space.

Allocated Parking Bay

The property has an allocated parking bay.



Directions

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	69	
(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	