



Arlidge Crescent, Kenilworth

Offers Around £249,950

- Modern Two Bedroom Adjoined House
- Refitted Kitchen With appliances
- Two Good Bedrooms
- Front Garden & Separate Enclosed Side/Rear Garden
- Gas Central Heating & Double Glazing
- Canopy Porch & Reception Hall
- Energy Rating C
- Refitted Bathroom
- Allocated Parking For One Vehicle
- Warwick District Council Tax Band C

Arlidge Crescent, Kenilworth, CV8 2NS

A modernised two bedroom double adjoined property located on the popular Knights Meadow estate, comprehensively renovated and refurbished in 2021. Situated in a quiet residential cul-de-sac with parking and sizable gardens to three sides. The property would make an ideal first time buy/downsize or investment with a projected rental of £1250 per calendar month. The accommodation offers: open timber canopy porch, tiled reception hallway, re-fitted kitchen, good sized living room with stairs leading off, first floor landing, two bedrooms both with built in/fitted walk in wardrobes, three piece refitted bathroom with shower over bath, replacement double glazing and newly installed full gas fired central heating with Viessmann boiler offering low energy costs and excellent energy efficiency. There is also garden to three sides with a private enclosed garden, and allocated parking for one vehicle. The property is a short walk from Leyes lane shops as the Ofsted outstanding rated Kenilworth secondary school.



Council Tax Band: C



Entrance

Approached over a paved pathway to a pitched and tiled canopy porch and panelled front door with outside light, leading into the

Reception Hall

Ceramic tiling to floor, burglar alarm control pad, door through to the

Refitted Kitchen

Comprehensively refitted with a range of matching white matt fronted base and wall units with brushed steel handles and 20mm Quartz effect work surfaces with single drainer black composite sink with chrome mixer tap, integrated single fan assisted oven with grill and four ring induction hob with feature illuminated extractor hood over with black glass splashback, space and plumbing for washing machine, wall mounted Viessmann condensing boiler servicing the hot water and central heating, LED downlighters, double glazed windows to front and side, ceramic tiling to floor.

Lounge

A spacious room with a double glazed window to the front, radiator, open tread stairs rising to the first floor, two ceiling lights.

First Floor Landing

With ceiling light, access to fully insulated loft space with loft ladder, door to

Double Bedroom One

With a double glazed window to front, radiator, good size double door walk-in wardrobe with useful hanging rails and shelving, and attractive wood panelling to one wall.

Bedroom Two

With double glazed window to front, radiator, ceiling light, two useful separate built in wardrobes/storage, one with hanging and shelving.

Refitted Bathroom

With a refitted three piece white suite with low level encased w.c, matching vanity wash hand basin with cupboard below and central chrome waterfall mixer tap, panelled bath with glazed shower screen, matching chrome waterfall mixer tap, electric shower over bath, grey brick bond style porcelain tiles to floor and walls, heated chrome towel, extractor fan, ceiling spot light, fitted vanity unit with mirror.

Outside

There is one allocated parking space to the front with the use of visitor spaces. To the front and side of the property, there are maintained lawned fore gardens with attractive borders and mature shrubs.

Separate Rear Garden

Patio, mainly laid to lawn, enclosed by perimeter fencing, with mature planting.

Tenure

The property is Freehold.

Services

All mains services are connected;
Mobile coverage

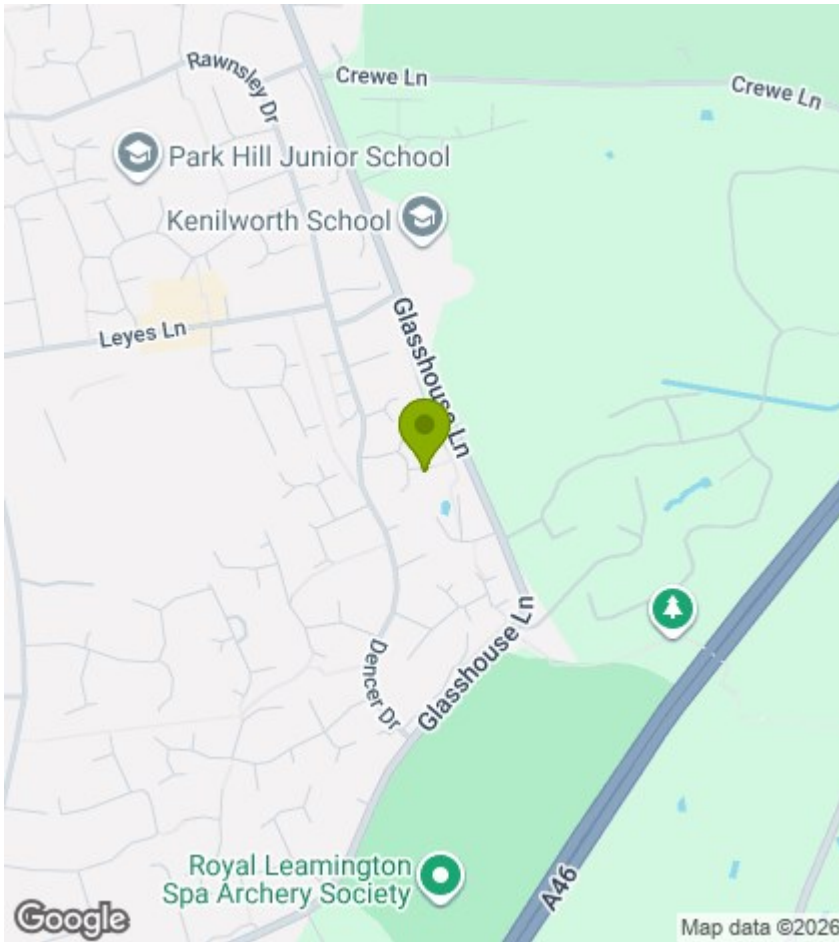
EE
Vodafone
Three
O2
Broadband

Basic
1 Mbps
Superfast
60 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

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



Viewings

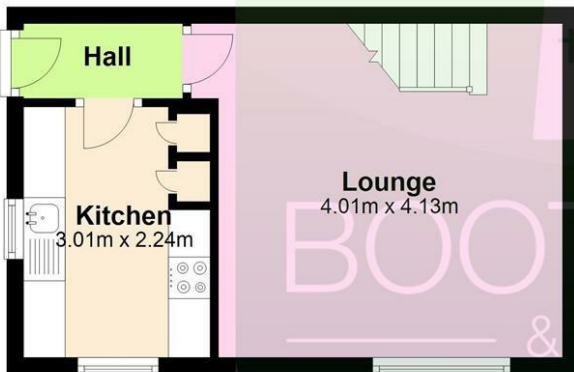
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		76	
(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. 26.0 sq. metres



First Floor
Approx. 26.0 sq. metres

