



69 Dalehouse Lane, Kenilworth, CV8 2EP

£190,000

- Two Bedroom First Floor Maisonette
- Living Room With Fireplace
- Energy Rating D
- Gas Central Heating & Double Glazing
- Gravelled Parking/Garden & Garage En Bloc
- Ideal Buy To Let /First Time Buy
- Quality Fitted Kitchen
- Three Piece Refitted Bathroom With Shower
- Two Double Bedrooms
- No Onward Chain And Long 999 Year Lease

69 Dalehouse Lane, Kenilworth CV8 2EP

A two-bedroom fully modernised and refurbished first floor maisonette in this convenient residential location, providing access to both Kenilworth Town centre, the A46 and Warwick University yet within walking distance of all facilities and amenities. The property is for sale with no chain and early vacant possession and benefits from gas fired central heating and double glazing. It would make an ideal first time buy or investment property with a projected rental of £850 pcm.



Council Tax Band: B



THE PROPERTY

A two bedroom fully modernised and refurbished first floor maisonette in this convenient residential location providing access to both Kenilworth Town centre, the A46 and Warwick University yet within walking distance of all facilities and amenities. The property is for sale with no chain and early vacant possession and benefits from gas fired central heating and double glazing. It would make an ideal first time buy or investment property with projected rental of £850 pcm. With the benefit of two spacious double bedrooms it would be ideal for people sharing. The property comprises: pathway with storm porch, L shaped hallway, living room with feature fireplace, newly fitted kitchen, two double bedrooms, newly refitted bathroom with shower, private low maintenance rear gravelled garden/parking bay, lawned garden to front, single garage en block and a long 999 year lease from 1965. Viewing is recommended.

APPROACH

Over a paved stepped pathway to a hardwood and panelled door into the

RECEPTION HALL

With vinyl flooring, additional panned glazed door to rear, providing ideal security/bike storage, stairs rising to the

FIRST FLOOR LANDING

With LED ceiling lights, access to insulated loft space, wall mounted temperature controls for the hot water and central heating, radiator, door to

STORAGE/OFFICE SPACE

With replacement double glazed window to side, ceiling light, wall mounted electric isolation unit, electric meter.

LOUNGE

12'0" x 11'11"

With double glazed window to rear, ceiling light, feature original tiled fireplace with living flame effect pebble gas fire, t.v point, ceiling light, radiator, door to

KITCHEN

12'0" x 7'11"

Comprehensively newly fitted with a range of matching grey high gloss fronted base and wall units with grey wood grain effect square edged work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, integrated under counter Indesit fan assisted oven with grill and four ring halogen hob over with

illuminated stainless steel extractor hood, space and plumbing for washing machine and under counter fridge or freezer, LED ceiling light, white ceramic tiling to splash back, double glazed window to rear, cupboard concealing the Valiant eco tec combination boiler servicing the hot water and central heating.

BATHROOM

Luxury newly refitted three-piece white suite with low level w.c, pedestal wash hand basin, panelled bath with Triton T80 electric shower over, grey porcelain gloss tuning to all walls, vinyl flooring, LED ceiling light, shower curtain and rail, radiator, opaque double glazed window to side.

BEDROOM

11'6" x 9'11"

With double glazed window to front, radiator and ceiling light.

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OUTSIDE

To the rear of the property there is a gravelled driveway/garden providing hard standing for one vehicle plus a place for an outside table and chairs with pathway and door leading to the rear door of the reception lobby.

GARAGE

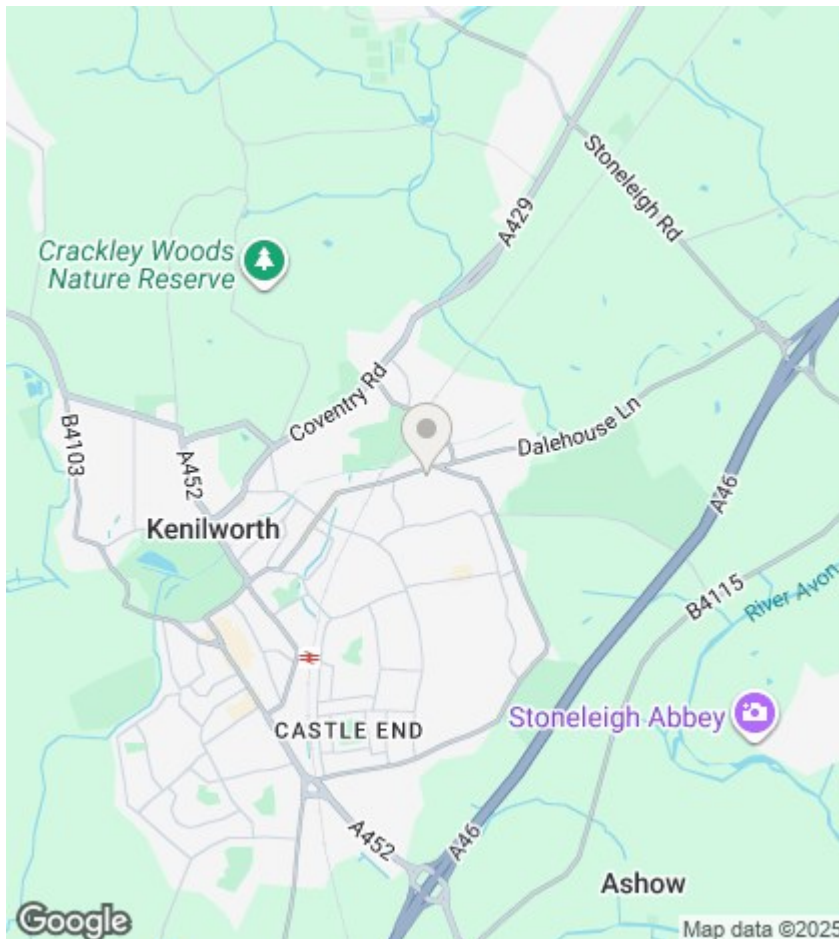
Freehold garage en block with replacement white metal up and over door being the fifth from the right.

TENURE

The property is leasehold with a 999 year lease from 1965. The property has a peppercorn ground rent of £10 per annum with no service charge.

FIXTURES AND FITTINGS

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



Directions

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		
(69-80) C		
(55-68) D	58	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR
Approx. 56.0 sq. metres

