



Pipers Lane, Kenilworth

Offers In The Region Of £177,500

- Ground Floor Two Bedroom Maisonette
- Front Lounge & Fitted Kitchen
- White Bathroom Suite With Shower
- Double Glazing Throughout
- No Onward chain
- Own Private Entrance
- EPC Rating D - 65
- Central Heating with New Boiler
- Allocated Parking Bay
- Warwick District Council Tax Band B

Pipers Lane, Kenilworth, CV8 2SS

A ground-floor self-contained maisonette, with its own private front door and entrance hall. This safe, secure, and spacious accommodation feels more like a house than a flat, offering full central heating and double-glazed quality accommodation. Ground floor entrance reception hall, attractive living room with fitted, quality kitchen, two good bedrooms both with built-in wardrobes, large spacious bathroom with attractive white suite with bath and shower. There is a designated secure parking space to the rear. The property is attractively presented and offered for sale with no onward chain.



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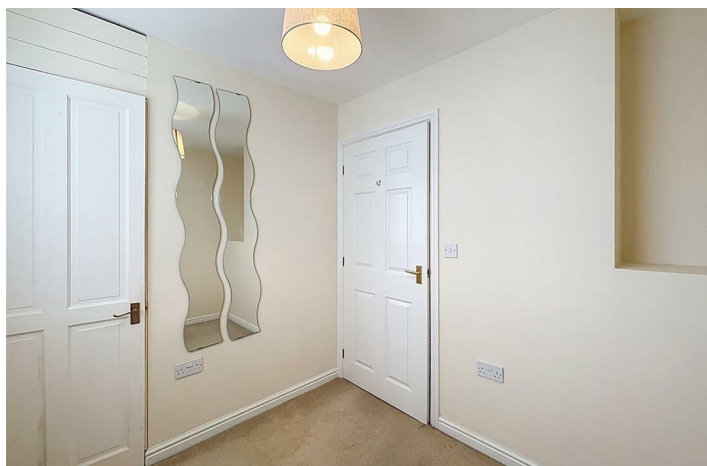


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D - 65

Council Tax Band: B



Approach

Across a pathway with lawned borders to the entrance door.

Entrance Hallway

Featuring a Georgian-style door and laminate flooring, the space includes two large storage cupboards, one that houses the modern electric boiler for heating the radiators and supplying hot water, as well as the wall-mounted electric isolation unit and the other a large storage space.

Lounge

12'0" x 14'3"

With two radiators, window to the front, tv aerial point, feature wallpaper to one wall and an archway to

Kitchen

8'0" x 7'6"

Fitted with beech effect units to the wall and base. The base units are complemented by a stone effect roll-top worksurface, which includes an inset single drainer sink unit, tiling to the splashbacks, a built-in Bosch electric oven, a four-ring Bosch hob, and an extractor canopy. Included in the sale are the washing machine and an upright fridge freezer. The space features LED downlighters and a vinyl floor.

Bedroom One

10'4" x 10'9"

With a window to the rear, radiator and fitted wardrobe with sliding doors.

Bedroom Two

6'11" x 8'0"

A window to the rear, radiator and a built-in cupboard.

Bathroom

Fitted with a white suite that comprises a panelled bath with thermostatic shower over, pedestal wash hand basin and close-coupled wc. Frosted window to the fore, extractor, vinyl flooring and a heated towel rail.

Outside

To the front of the property is a paved pathway, a wrought iron-railed communal front fore garden with shrubs.

Parking

To the rear of the property is allocated parking for 1 vehicle plus visitors on a first come first serve.

Tenure

The property is leasehold, held on a 125-year lease,

with 104 years remaining. The service charge is £975 per year, and the ground rent is £150 per year.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

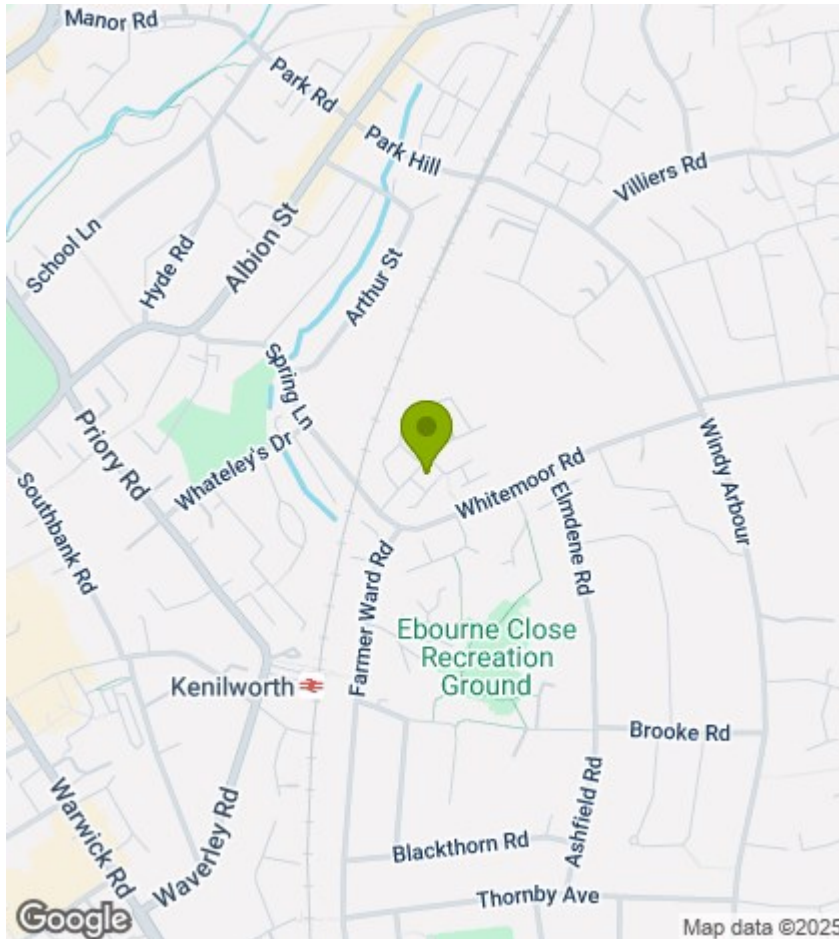
BT

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.

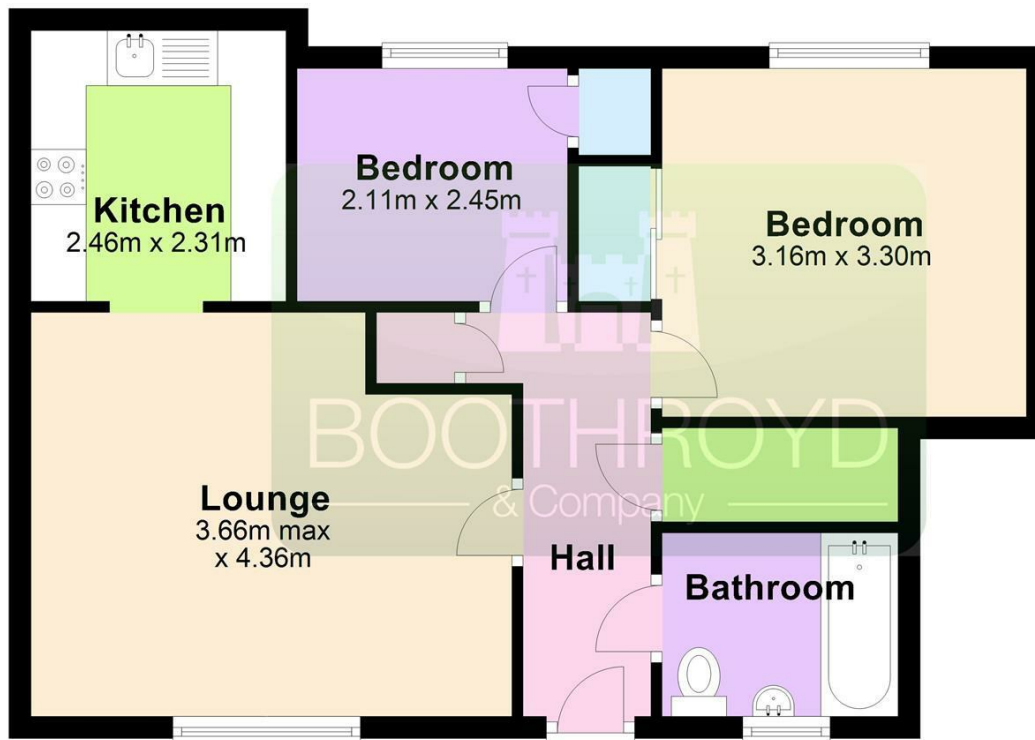
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(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. 50.7 sq. metres



Total area: approx. 50.7 sq. metres