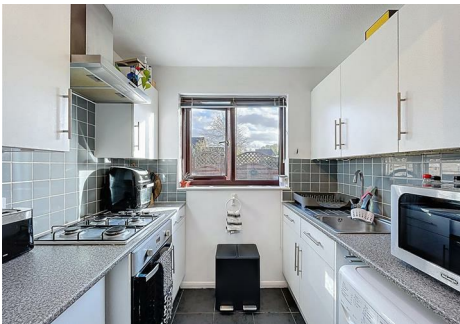




Courthouse Croft, Kenilworth

Offers In The Region Of £189,950

- One Bedroom Freehold House
- Open Porch & Reception Hall
- Living/Dining Room
- Landing With Bespoke Fitted Wardrobes
- Good Size Double Bedroom, Parking & Enclosed Front Garden
- No Onward Chain
- Energy Rating E
- Fitted Kitchen
- Refitted Shower Room
- Warwick District Council Tax Band B

Courthouse Croft, Kenilworth, CV8 2QZ

A one-bedroom freehold house located in the popular Knights Meadow estate, featuring allocated parking and a front lawned garden. The accommodation comprises an open canopy porch, a reception hall, a fitted kitchen with an oven and hob, and a living/dining room.

On the first floor, there is a landing with quality built-in AK wardrobes with drawers, a double bedroom complete with an additional double wardrobe and an airing cupboard, as well as a refitted shower room featuring porcelain tiles and a large walk-in shower.

Outside, there is allocated parking for one car and an enclosed, lawned foregarden. This property would make an ideal first-time buy or investment opportunity, with a projected rental income of £1,000 per month. The property is offered for sale with no onward chain.



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E - 44

Council Tax Band: B



Approach

Over a tarmac and paved pathway leads to an open storm porch with a pitched tiled canopy. The hardwood panelled front door features a central glazed inset that opens into the reception hall.

Reception Hall

With wood laminate flooring, a frosted glazed window to the front, stairs rising to the first floor, a wall-mounted electric isolation unit, a ceiling light, and a doorway leading to the kitchen.

Kitchen

Fitted with a range of matching white matte wood base and wall units, featuring marble effect rounded edge work surfaces and a single drainer stainless steel sink with a chrome mixer tap. It includes a four-ring Lamona stainless steel gas hob with an illuminated stainless steel extractor hood above, an integrated under-counter Hotpoint fan-assisted oven with grill, and space and plumbing for a washing machine. An under-counter fridge freezer is available by separate negotiation. The design includes grey ceramic tiling to the splashback, a double-glazed window to the front, and vinyl flooring.

Living/Dining Room

With a front-facing window, ceiling light, TV point, wood laminate flooring, wall-mounted electric convection heater, a useful understairs storage cupboard, and space for a dining table, this space is well-equipped.

First floor Landing

With a central ceiling light, access to insulated roof space, and quality built-in wardrobes along one wall featuring two sets of double wardrobes with hanging space, shelving, and three drawers, there is also a door leading to the double bedroom.

Double Bedroom

With a front-facing window, a wall-mounted electric panel heater, built-in double wardrobes with hanging space and shelving, and a built-in airing cupboard with a lagged copper cylinder.

Refitted Shower Room

With a quality three piece white suite with low level w.c, vanity wash hand basin with cupboard below, large walk in shower cubicle with Aquila electric shower, porcelain tiles to walls and floor, heated chrome towel rail, opaque double glazed window to rear, LED ceiling light and extractor fan.

Outside

At the front of the property, there is a lawned garden with shrubs, enclosed by perimeter fencing, a matching gate, and a paved pathway leading to the front door.

Parking

There is one allocated parking space with two visitor spaces on a first-come, first-served basis.

Tenure

The property is freehold.

Services

All main services are connected;
Mobile coverage

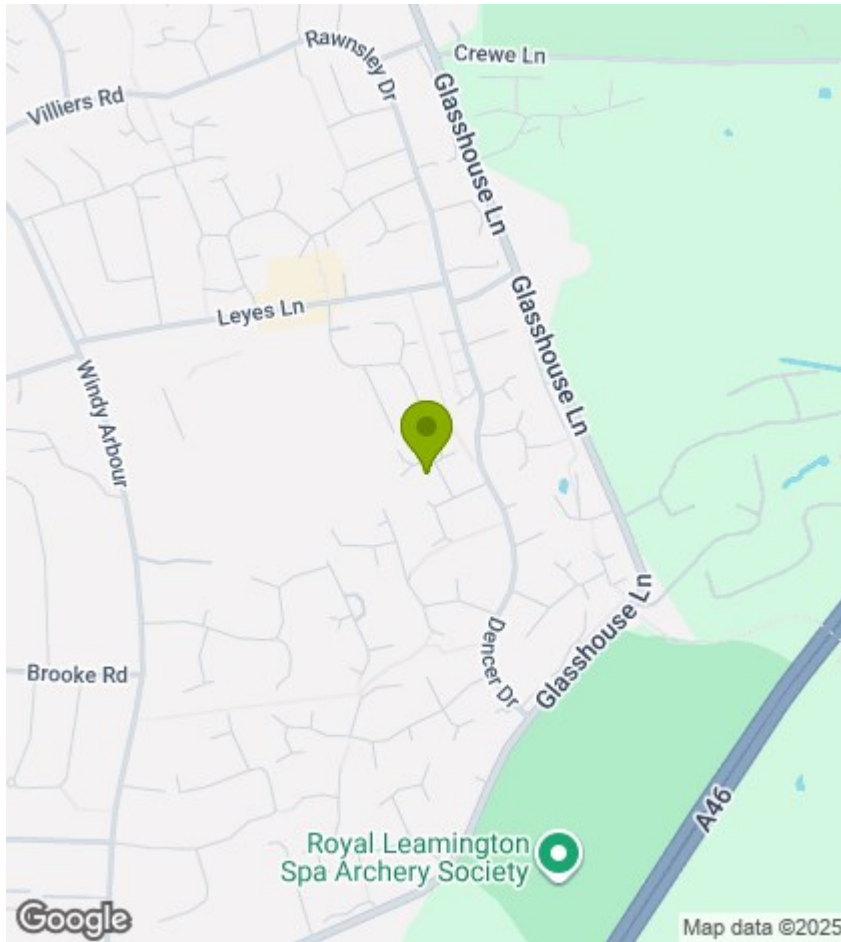
EE
Vodafone
Three
O2
Broadband

Basic
3 Mbps
Superfast
54 Mbps
Ultrafast
1800 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.



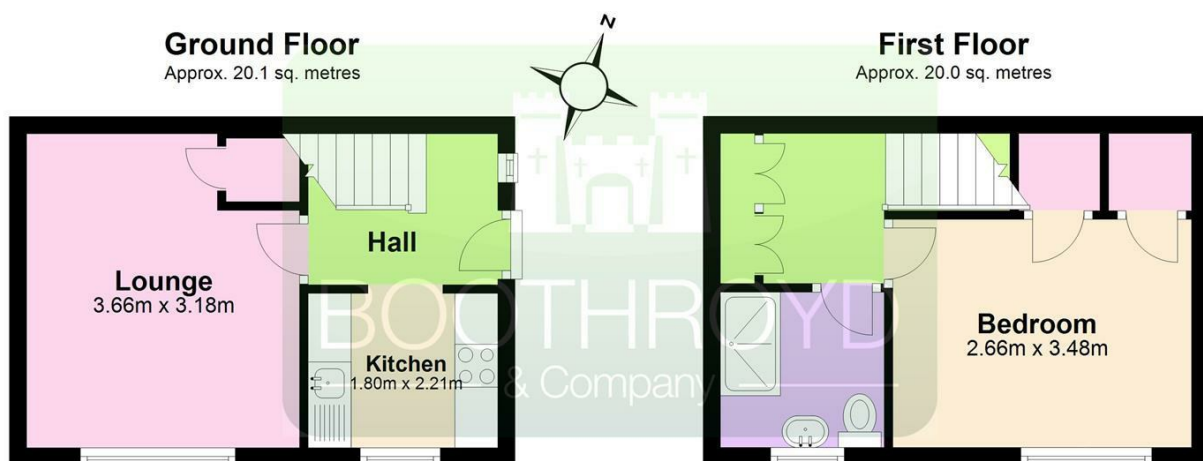
Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		44
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 40.0 sq. metres