



## Reeve Drive, Kenilworth

Asking Price £335,000

- Three Bedroom End Of Terrace
- South West Facing Garden
- Downstairs WC
- Single Garage
- Double Glazing
- Close to Kenilworth Town Centre
- Fitted Kitchen/Diner
- EPC Rating - C
- Gas Central Heating System
- Warwick District Council Tax Band - D

# Reeve Drive, Kenilworth, CV8 2GA

A well appointed three bedroom end of terraced house. Occupying a highly desirable position within a quiet cul-de-sac within walking distance of the Town Centre of Kenilworth with its full range of facilities and amenities, together with the Abbey Fields and Kenilworth train station. This double glazed and gas centrally heated property comprises: Entrance hall, cloakroom, front living room, rear kitchen/diner, three bedrooms (2 doubles), family bathroom, garage and south west facing rear garden with parking to the front. Perfectly positioned for the highly regarded Kenilworth Secondary School and St Nicholas C of E primary school.



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C - 74

Council Tax Band: D



## Approach

With a fore garden to the front with, canopied porch and composite door with opaque glazed insets

## Hallway

With central ceiling light, side window, radiator and stairs leading to the first floor.

## Cloakroom

With half height ceramic tiling, opaque glazed window, low level WC, wash hand basin with chrome mixer tap, radiator and central ceiling light.

## Lounge

Double glazed window to the front, radiator, two ceiling lights, laminate timber affect flooring, door off to

## Kitchen/Diner

With light oak effect base and wall units with rollover worksurface with an inset single drainer sink unit set beneath a window to the garden. Complimentary tiling to splash backs. Space for upright fridge/freezer, built in Hotpoint electric oven set beneath a gas hob and illuminated extractor with space for dishwasher. Radiator, two track lights, useful storage cupboard, French door off to rear with further door off to garage allowing internal access.

## Landing

Central ceiling light, side window, storage cupboard with slatted shelving, access to insulated loft space, doors off to

## Bedroom One

Window overlooking the rear, radiator, central ceiling light and wardrobe with hanging rail and shelving.

## Bedroom Two

Window overlooking front elevation, central ceiling light and radiator

## Bedroom Three

Radiator, window to front elevation, storage shelving and central ceiling light.

## Bathroom

With opaque glazed window to rear, radiator, mains fed shower over paneled bath with complimentary ceramic tile splash back, pedestal wash hand basin with chrome mixer tap,

## Garage

Composite up and over door, with power, overhead storage space, wall hung Valiant combi boiler, plumbing for washing machine, timber rear access door

## Rear Garden

South West facing garden with timber decking, mainly laid to lawn, outside BBQ brick area.

## Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

75 Mbps

Satellite / Fibre TV Availability

BT

Sky

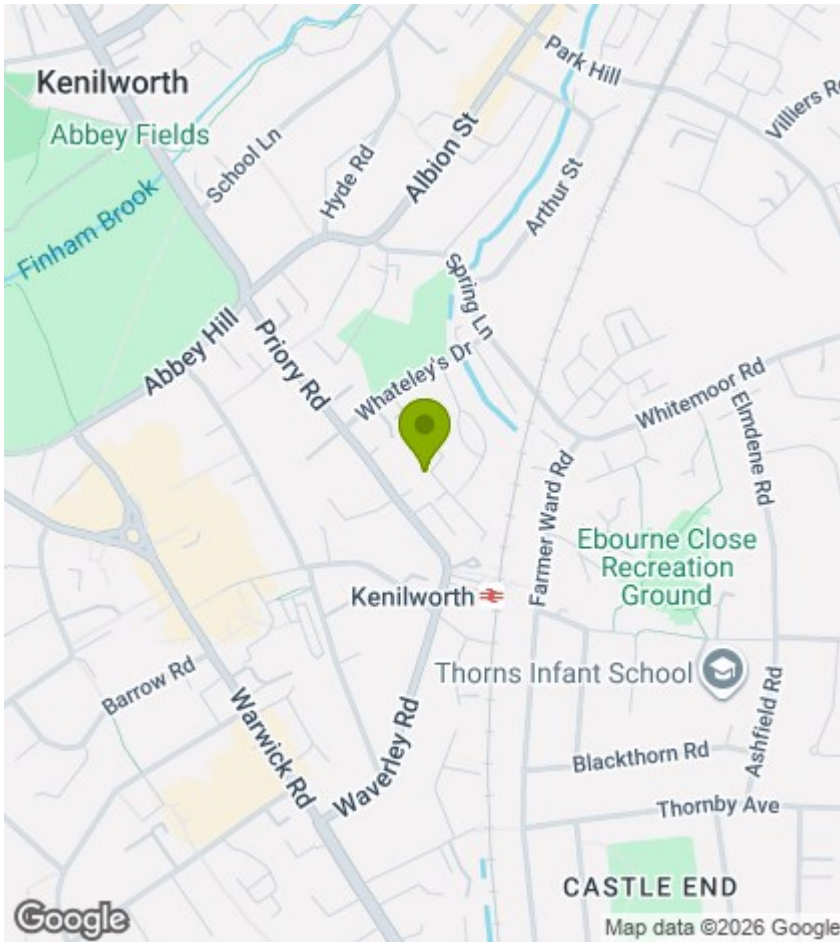
Virgin

## Tenure

The property is freehold.

## Fixtures and 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.

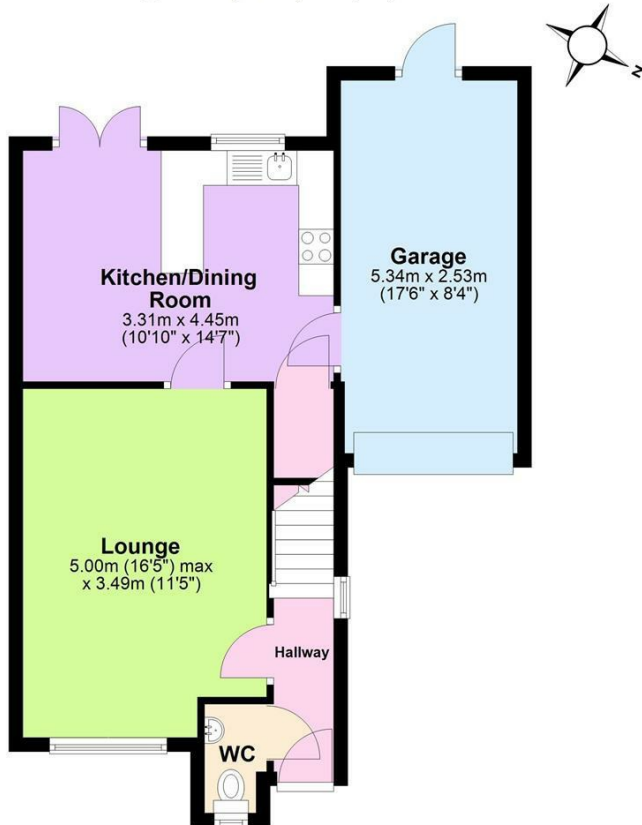
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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. 53.1 sq. metres (571.1 sq. feet)



### First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 91.0 sq. metres (979.0 sq. feet)