



Woodmill Meadow, Kenilworth

£1,300 Per Calendar Month

- Modern Three Bedroom Semi Detached House
- Fitted Kitchen With appliances
- Newly Installed Condensing Boiler
- Newly Decorated Throughout.
- Available NOW
- Two Reception Rooms
- EPC Rating TBC
- Off Road Parking
- Double Glazing And Rear Garden
- Warwick District Council Tax Band D

Woodmill Meadow, Kenilworth, CV8 2XP

A newly decorated three bedroom semi detached house in this idyllic spot. The property is gas centrally heated and benefits a newly installed gas condensing boiler and double glazing. You enter into a vestibule hallway and onto a front lounge and separate dining room. The kitchen comes with modern units and appliances included. On the first floor are three bedrooms and a family bathroom. Outside are front and rear gardens and a private parking space to the rear. The property is available NOW Unfurnished.



3



2



1



C - 74

Council Tax Band: D



Approach

The property has a small foregarden and entrance through a uPVC door into the entrance hall.

Lounge

4.50m x 3.78m (14'9" x 12'4")

With a window to the front with a radiator beneath. Stone fireplace and hearth and double doors into the dining room.

Dining Room

3.36m x 2.45m (11'0" x 8'0")

French doors onto the rear garden and patio. Understairs storage cupboard, radiator and door into the kitchen.

Fitted Kitchen

3.36m x 2.23m (11'0" x 7'3")

Refitted with a range of high gloss wall and base units. Wood effect counter with an inset stainless steel sink unit, four ring gas hob and oven beneath. Laminate flooring, washing machine, slimline dishwasher and an upright fridge freezer. Doors and window into the garden.

Landing

Window on the turn, airing cupboard and doors off to

Bedroom One

3.62m x 2.45m (11'10" x 8'0")

Window to the fore with a radiator beneath and fitted wardrobes.

Bedroom Two

4.24m x 2.74m (13'10" x 8'11")

Window to the rear, radiator and fitted double wardrobes.

Bedroom Three

2.14m x 2.24m (7'0" x 7'4")

Window to the fore, radiator and built in cupboard.

Shower Room

1.98m x 1.99m (6'5" x 6'6")

With a walk in shower with a thermostatic shower. Close coupled wc and pedestal wash hand basin. Tiling

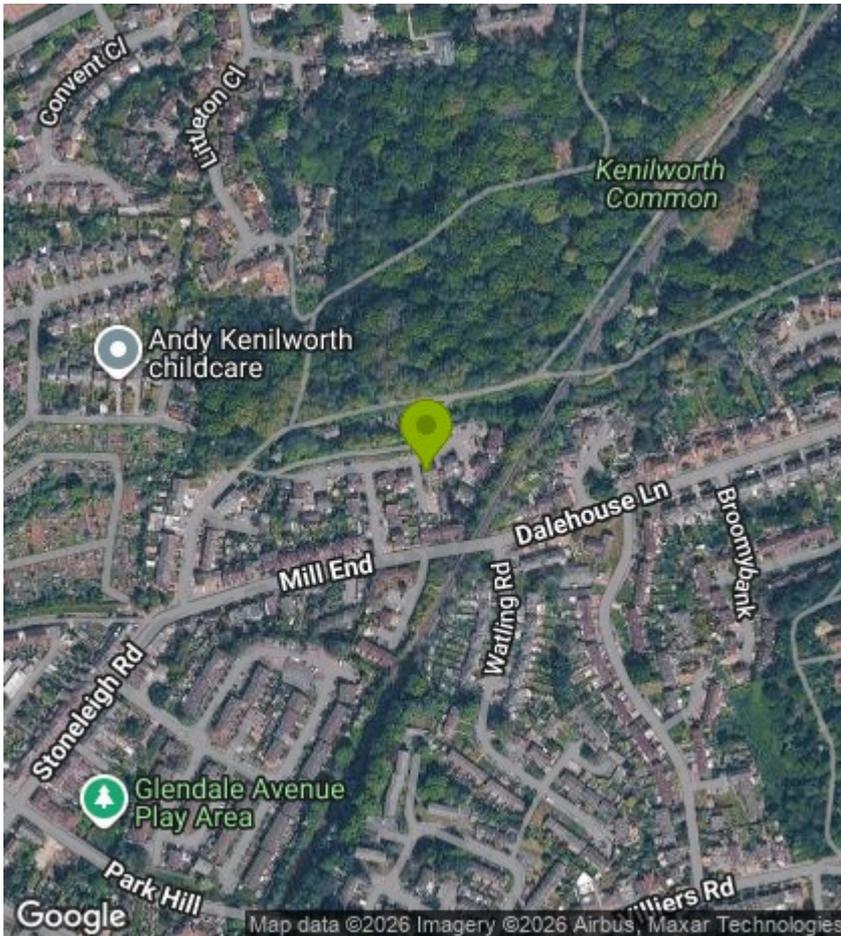
to floor and full height to walls. Radiator and frosted sink to the rear.

Rear Garden

With a paved patio, pathway and mature shrubs and trees. Side access and a gate at the top of the garden onto the driveway and parking.

Parking

Directly behind the property is a parking bay and gate into the rear garden



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	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	

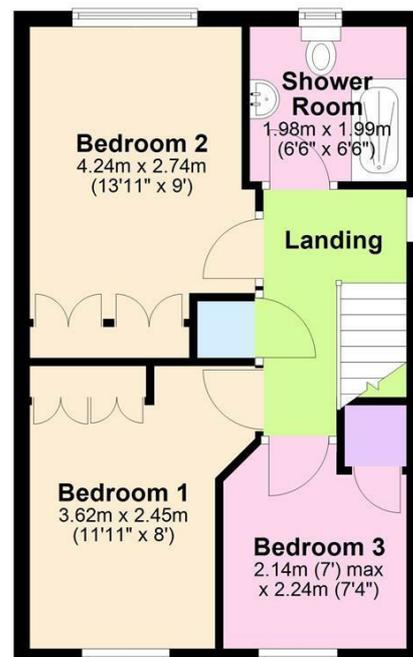
Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



Total area: approx. 78.2 sq. metres (841.6 sq. feet)