



## Whateleys Drive, Kenilworth

£215,000

- Two Bedroom First Floor Maisonette No Onward Chain
- Attractive Private Garden With Timber Summer House
- Single Detached Garage & Driveway For 1 Car
- Fitted Kitchen With Integrated Oven And Hob
- Overlooking St Nicholas School Playing Fields
- Close To Town & Railway Station
- Energy Rating D - 59
- Bathroom with Shower
- Gas Central Heating & Double Glazing
- Warwick District Council Tax Band B

# Whateleys Drive, Kenilworth, CV8 2GY

This well-presented first-floor self-contained maisonette is situated in a block of four similar properties at the end of the row. It features its own private side garden and offers a pleasant view over the playing fields of St. Nicholas School.

The property includes full double glazing and gas central heating supplied by a recently installed boiler, located in the loft. The accommodation comprises a ground-floor entrance porch with stairs leading to the first-floor landing, an attractive living room with a feature fireplace and a living flame effect gas fire, and two bedrooms: bedroom 1 with fitted wardrobes, and bedroom 2, which can also serve as a dining room, offering a lovely outlook to the front and additional wardrobe space.

There is a white bathroom with a shower and a modern kitchen. Additionally, the property comes with a larger-than-average single garage and a driveway accessible via Offa Drive.

This maisonette would make an ideal first-time purchase, a downsizing option, or an investment opportunity with a projected rental income of £1,000 per calendar month. The property is offered for sale with no onward chain, and early viewing is advised.



Council Tax Band: B



## Entrance

Covered storm porch with a front door leading to the entrance lobby, a smart gas meter, and a staircase featuring chrome and wood twin banister rails rising to the first floor. There are double internal opaque glazed doors, a radiator, and two additional steps onto the floor.

## Reception Hall

Access to the insulated roof, a storage/former airing cupboard with slatted shelving, a shower isolation point, and an extractor fan. It also features a wall-mounted Honeywell digital temperature control clock for the central heating, with all doors leading off.

## Living Room

This room features double-glazed windows that offer an attractive view over the St. Nicholas School playing fields. It has a striking fireplace, equipped with a raised living flame effect coal gas fire (which has been disconnected), set in a marble composite inset and hearth, complemented by a white wooden mantel and surround. Behind the fireplace is a Potterton back boiler that has been disconnected, but replaced by a Combination Boiler in the loft. Additional features include a TV aerial point, a telephone point, a radiator, coving, and a central ceiling light.

## Kitchen

The modern kitchen features a range of matching cream wood base and wall units, complemented by black handles and square-edged quartz effect work surfaces. It includes a one-and-a-half bowl stainless steel sink with a chrome mixer tap and a grey brick bond-style ceramic tile backsplash.

The kitchen is equipped with an integrated Hotpoint double fan-assisted under-counter oven and grill, alongside a four-ring Hotpoint halogen hob. An illuminated stainless steel extractor hood sits above the cooking area. There is also space and plumbing for a washing machine, as well as room for a large upright fridge freezer.

Additional highlights include ceiling spotlights, a window at the rear, a vinyl floor, and a radiator. A cupboard houses the electric meter and a 17th Edition electric isolation unit, along with fitted shelving and a small cupboard above it.

## Double Bedroom One

Featuring a rear window, radiator, ceiling light, coving, built-in matching double wardrobes with hanging rails and cupboards above, a central vanity dressing table with two drawers, and a television point.

## Double Bedroom Two/Dining Room

With a window and attractive views over St Nicholas school playing fields, radiator, built-in wardrobe cupboard with hanging rail and two shelves.

## Bathroom

The bathroom features a white suite that includes a panelled bath with a Triton electric shower overhead, a pedestal wash hand basin, and a low-level W.C. Attractive ceramic tiles adorn the walls around the bath and the splashback of the basin. There is a window with an opaque glass section to the side, a ceiling light, an extractor fan, and a wall-mounted heated chrome towel rail. The flooring is made of vinyl cushion material, and there is a corner white wood vanity cabinet. Additionally, an LED ceiling light provides illumination.

## Outside

The property is approached over a paved pathway to the front door, further along is a brick-built storage shed with a wooden door.

## Private Side Garden

The property is fully enclosed by perimeter fencing and features well-maintained borders adorned with a variety of shrubs and plants. In the centre, there is a nice lawn along with an attractive tree. There is also a small patio area and a raised patio sitting area, which includes a timber summer house or hobby room. This room has power and is fitted shelving and glazed doors that open onto the raised patio.

## Garage & Driveway

Detached larger than average single garage with metal up and over door to front, power and light connected with useful storage area to the rear, with driveway parking for 1 vehicle, this is accessible from the entrance into Offa Drive.

## Tenure

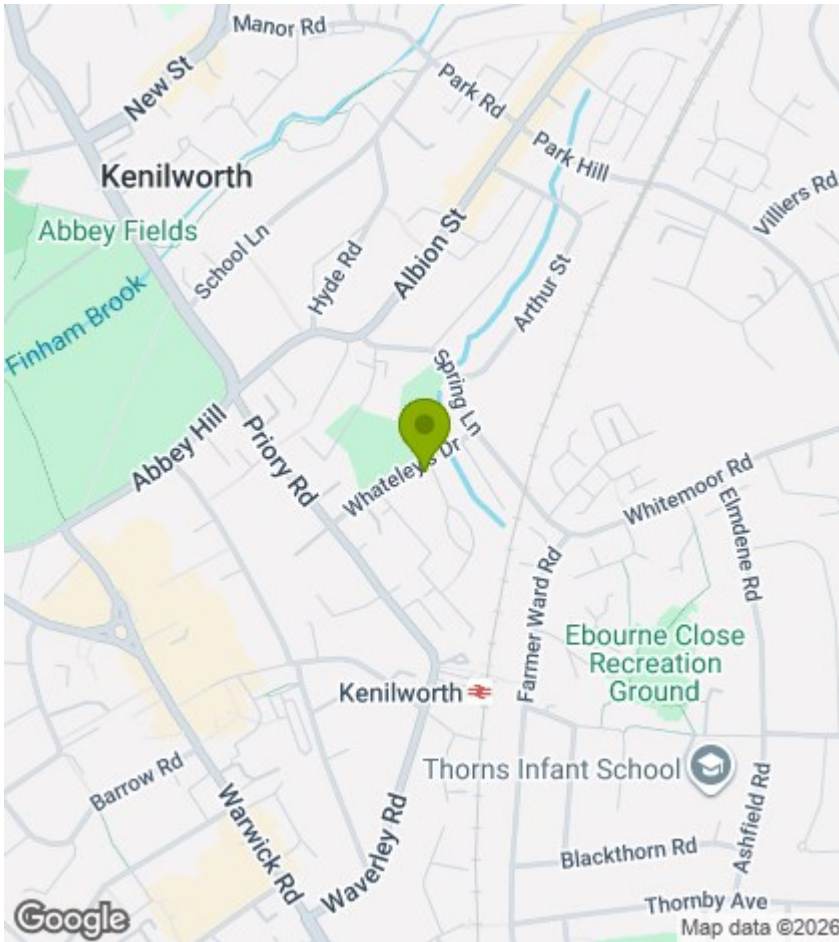
The property is leasehold with a 999-year lease, Leaseholder E & J Estates, with a ground rent of £10 per annum and no service charge.

## Services

All mains services are connected.

## 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.

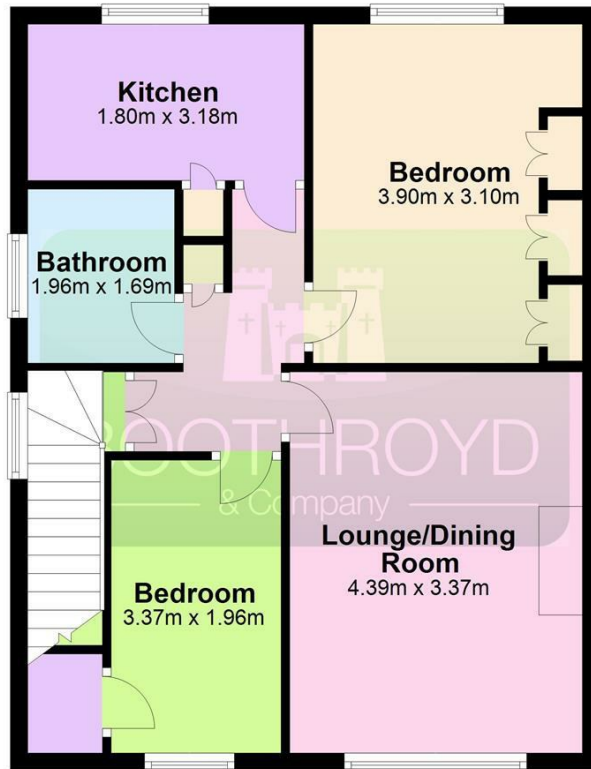
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Top Floor

Approx. 53.5 sq. metres



Total area: approx. 53.5 sq. metres