



## New Street, Kenilworth

£280,000

- Two Bedroom Mid Terrace Cottage
- Rear Parking and Large Single Garage
- Southerly Facing Garden
- EPC Rating C - 76
- Cellar
- Old Town Location
- Recently Installed New Boiler
- Conservation Area
- Fitted Kitchen
- Warwick County Council Tax Band - C

# New Street, Kenilworth, CV8 2EZ

A unique opportunity to purchase this charming two double bedroom mid-terraced cottage situated in the heart of the Old Kenilworth Conservation area with in walking distance to Abbey Fields and all the Old High Streets' amenities. Benefitting from parking & rear garage with a generous lounge/dining room and fitted kitchen with stunning outlook over the southerly facing garden. With cellar, landing, two double bedrooms with in-built storage and three piece bathroom. The property has been kept in immaculate condition with a recently installed new boiler has no onward chain.



Council Tax Band: C



### **Approach**

Step to timber paneled door with traditional knocker and brass vertical letter box set against painted exposed brickwork.

### **Fitted Kitchen**

Fitted with a range of wall and base units with rollover worktop, quarry tiled floor, ceramic tile splashback, inset stainless steel sink with chrome mixer tap and drainer positioned beneath a rear-facing window, Integrated appliances include a four ring gas stove hob and built-in eye level double oven, with additional space and plumbing for washing machine/dryer and undercounter fridge/freezer. To the rear, there is a part-glazed Upvc stable door providing direct access to the garden.

### **Lounge/Diner**

A well-proportioned living room large enough to accommodate both lounge seating and a dining area featuring a range of character elements, The main focal point is a exposed brick chimney breast with an inset living flame gas affect fireplace set on a raised hearth. There are built-in alcoves and display niches within the brickwork, providing useful shelving space. With exposed timber beams, wall lights, dual radiators and dog leg stairs rising to the first floor and covered access to cellar below.

### **Cellar**

With steps down to a small single chamber with slatted shelving and power, ideal for storage.

### **Landing**

With access to void loft, airing cupboard with recently installed Worcester Bosch combi boiler with slattered shelving,

### **Double Bedroom One**

A good sized room with central ceiling light, radiator, fitted louvre wardrobes with hanging rail and shelving, window overlooking the front elevation.

### **Bathroom**

Comprising a low-level WC and a pedestal wash hand basin set beneath a wall-mounted mirror. Fitted with an extractor fan, central ceiling light and heated chrome towel radiator. A panelled bath features an electric shower over, complete with a fitted shower rail and curtain, and is complemented by a full-height ceramic tiled splashback.

### **Double Bedroom Two**

With window to the fore overlooking rear garden with central ceiling light, radiator, fitted louvre wardrobes with hanging rail and shelving.

### **Rear Garden**

A well manicured southerly facing garden with steps down to lawn with pleasant seating area and stone pathway with established planting to borders. Enclosed by timber panel fencing, outside courtesy lighting, cold water tap and small water feature pond. Upvc glazed door into

### **Large Single Garage**

To the rear of the property is hardstanding for one vehicle. Accessed from further along New Street. There is a rear garage to the property with an up and over door and power and lighting with access through to the rear garden.

### **Tenure**

The property is Freehold.

### **Services**

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

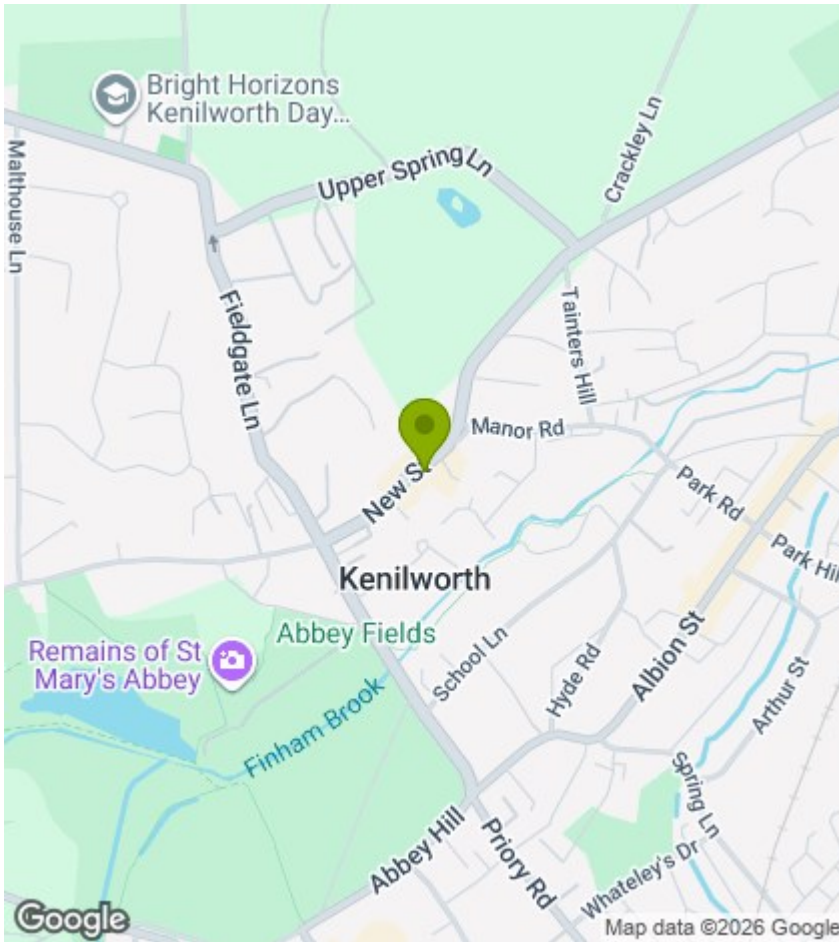
BT

Sky

Virgin

### **Fittings and Fixtures**

All fittings and fixtures 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	82
(55-68) <b>D</b>			
(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	

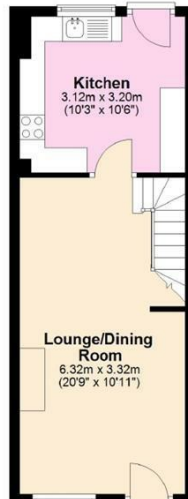
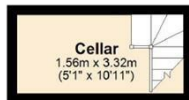
### Ground Floor

Approx. 46.6 sq. metres (501.9 sq. feet)



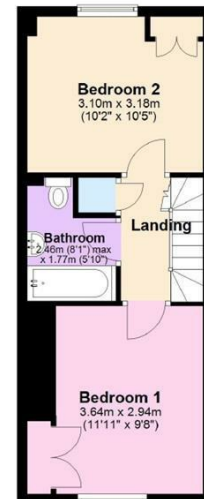
### Basement

Approx. 5.2 sq. metres (55.7 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 83.9 sq. metres (903.1 sq. feet)