



Mill End, Kenilworth

£299,950

- Three Bedroom Character Semi-Detached House With Parking
- Close to Kenilworth Common, The Greenway And The Beautiful Abbey Fields
- Porch And Reception Hall
- Energy Rating D - 55
- Living And Dining Room With Original Feature Oven
- Galley Kitchen
- Three Bedrooms with Two Doubles
- Side And Rear Courtyard Low Maintenance Patios
- Side Carport Providing Driveway Parking And No Onward Chain
- Warwick District Council Tax Band C

Mill End, Kenilworth, CV8 2HP

This attractive three-bedroom character cottage is located in Old Kenilworth, close to the Odimore allotments and the Greenway. The property offers the advantage of driveway parking and is available for sale with no onward chain. There is potential to extend the kitchen, subject to planning permissions. The accommodation comprises a reception hall, a living room, and a dining room featuring an original bread oven. The galley kitchen leads to the first floor, which includes three bedrooms, two of which are doubles, and a family bathroom with a shower over the bath. Outside, there are two courtyards that catch the sun at various times of the day. The property benefits from full gas-fired central heating and double glazing.

 3  1  1  D - 55

Council Tax Band: C



Approach

From the road a UPVC door with an outside security light, into the

Enclosed Porch

With ceramic tiles to floor, and walls to dado rail height, a panelled and glazed door into the

Reception Hall

Radiator, dado rail, ceiling light, door to the lounge, and stairs rising to the first floor, panelled and glazed door into the

Dining Room

With original stove with exposed rick chimney, french doors onto the patio, useful downstairs storage cupboard housing the gas meter.

Living Room

Featuring an inset living flame effect gas fire, radiator, ceiling light, and useful storage cupboards on either side of the chimney breast, with a TV point.

Galley Kitchen

Fitted with a range of matching cream shaker style base and wall units with marble effect rounded edge work surfaces with ceramic tiled splash backs, single drainer composite sink with chrome mixer tap, slot in electric cooker with washable, space and plumbing for washing machine, space for large upright fridge freezer, radiator, ceramic tiled floor, wall mounted Valiant combination boiler servicing the hot water and central heating, double glazed window to rear and door to courtyard.

First Floor Landing

With a window at the rear, there is a white wood bannister rail providing access to an insulated and partially boarded loft space via a retractable ladder. There are doors leading to

Double Bedroom One

There is a front window, radiator, ceiling light, coving, and matching wardrobes recessed on either side of the chimney.

Double Bedroom Two

There is a window at the rear, a radiator, a ceiling light, and built-in wardrobes on either side of the chimney breast.

Bathroom

Descend to the bathroom, which features a three-piece white suite that includes a low-level W.C., a pedestal wash hand basin, and a panelled bath with a central

chrome mixer tap and shower attachment. The bathroom has a vinyl floor, an opaque double-glazed window facing the rear, ceramic wall tiling, a radiator, and a mirrored vanity cabinet.

Bedroom Three

The room features a front-facing window, a ceiling light, and a radiator.

Side Courtyard Garden

Enclosed by perimeter fencing, this very private suntrap features climbing jasmine and a timber shed surrounded by pyracantha.

Rear Courtyard

View from the French doors in the dining room, perfect for summer sitting.

Carport

Providing covered off-road parking for one vehicle.

Tenure

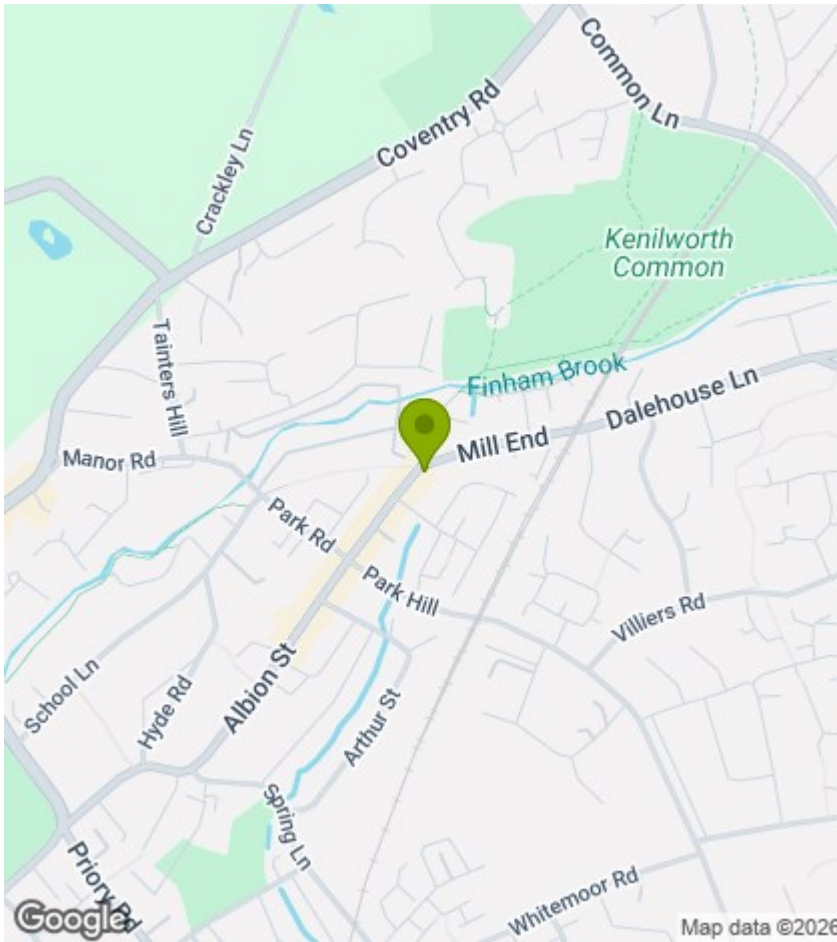
The property is freehold.

Services

All mains services are connected.

Fixtures And Fittings

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:

D

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



LOCATION
Mill End

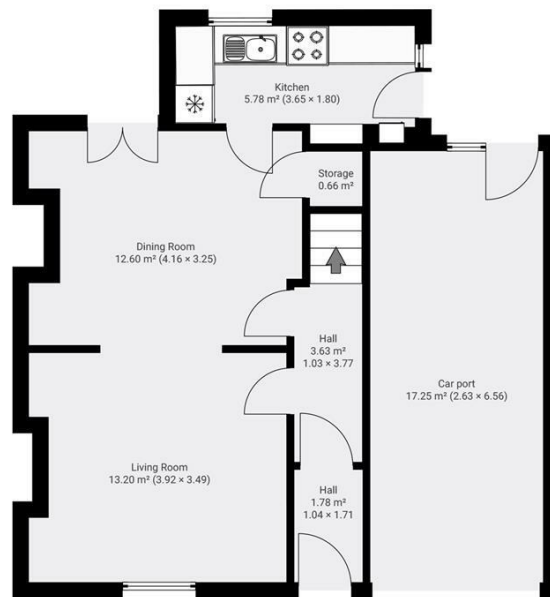
DETAILS
Total area: 90.18 m²
970.6 sq. ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatus accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatus is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatus.

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▼ **Ground Floor** TOTAL AREA: 54.86 m²



▼ **1st Floor** TOTAL AREA: 35.32 m²

