



## Ebourne Close, Kenilworth

£269,950

- Two Bedroom Semi-Detached House
- Front Lounge With Fireplace
- Front Driveway And Carport
- Electric Heating With Timing Feature
- Double Glazing Throughout
- No Onward Chain
- Front and Rear Gardens
- Newly Fitted Bathroom
- EPC Rating D - 59
- Warwick District Council Tax Band A

# Ebourne Close, Kenilworth, CV8 2QL

Tucked away in a convenient cul-de-sac, this beautifully refurbished property has been freshly redecorated throughout. The double-glazed accommodation includes a welcoming central hallway and an open-plan lounge featuring a stylish fireplace and dog-leg staircase rising to the first floor.

The kitchen has been fitted with a quality range of wall and base units and comes complete with integrated appliances including a washing machine, dishwasher, cooker, hob, and fridge/ freezer.

To the first floor, new carpeting has been laid throughout, serving two well-proportioned bedrooms, while the modern white bathroom is fitted with a shower and screen.



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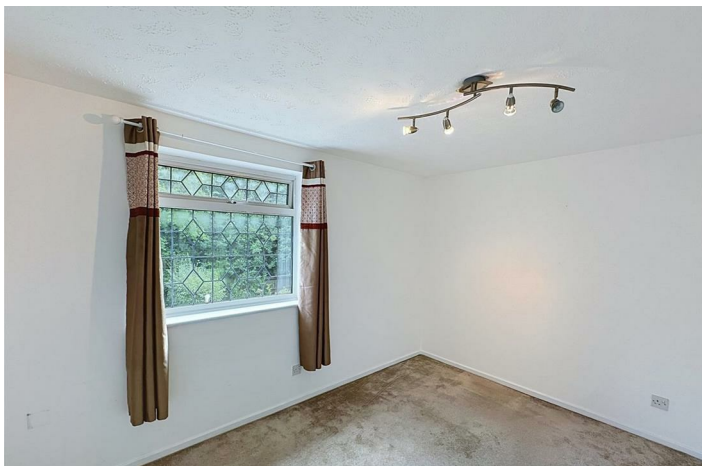


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D - 59

Council Tax Band: A



## HALLWAY

Large understairs cupboard and doors off to

## SITTING ROOM

4.61 x 3.60 (15'1" x 11'10")

PVCu double glazed window to the fore, electric heater, dog leg staircase rising to the first floor and good quality wood effect flooring. The focal point is provided by an adams style fireplace set on a hearth and housing a electric coal effect fire.

## FITTED KITCHEN

3.58 x 2.69 (11'9" x 8'10")

Fitted with a range of modern wall and base units in a light oak effect. The base units are contrasted with a dark granite effect roll topped worksurface with matching upstands. Complimentary tiling to splashbacks. There is an inset single drainer sink unit and halogen hob set above an electric oven and extractor canopy. Appliances include a fridge/ freezer, washing machine and dishwasher. Double glazed stable door to the rear and matching window.

## LANDING

Access to loft void and doors off to:

## BEDROOM 1

3.54 x 2.89 (11'7" x 9'6")

PVCu double glazed window to the fore.

## BEDROOM 2

3.64 x 2.81 (11'11" x 9'3")

PVCu double glazed window to the rear.

## NEW BATHROOM

A new bathroom has been fitted in 2025 and includes a shower over bath, wash hand basin and WC.

## DRIVEWAY & CARPORT

To the front is a driveway that provides hardstanding for 3 or 4 vehicles and leads to a carport

## REAR GARDEN

With fenced boundaries and mainly laid to lawn with shrub borders. Directly behind the house is a large paved patio.

## SERVICES

The property has no Gas connection;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

40 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

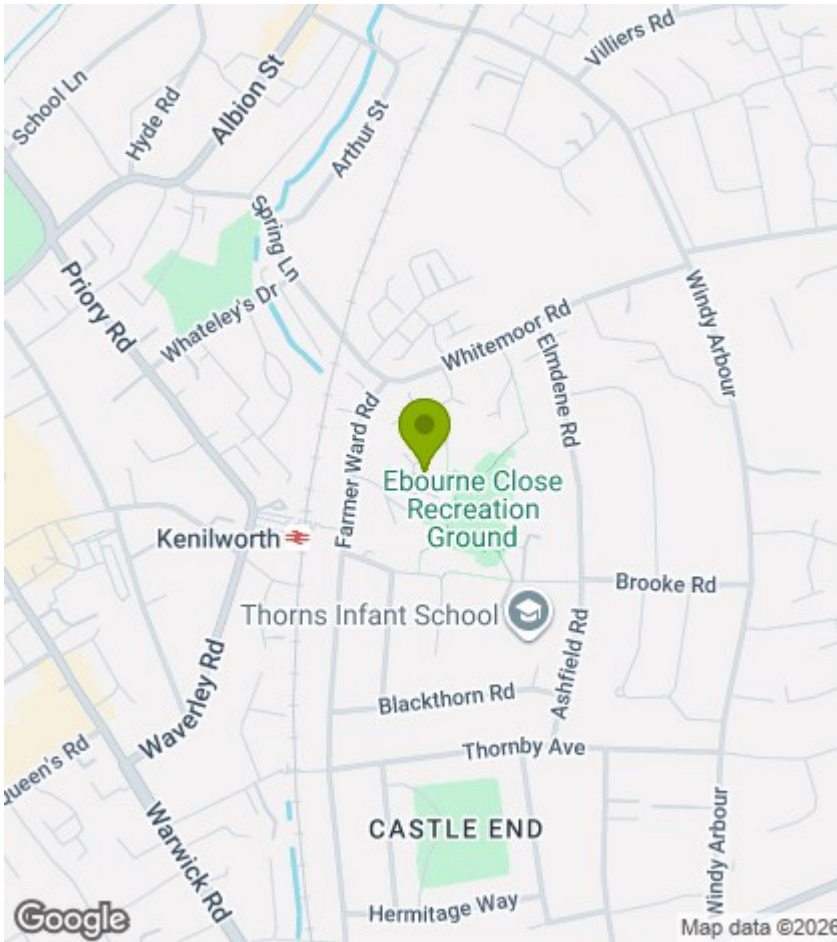
BT

Sky

Virgin

## 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.

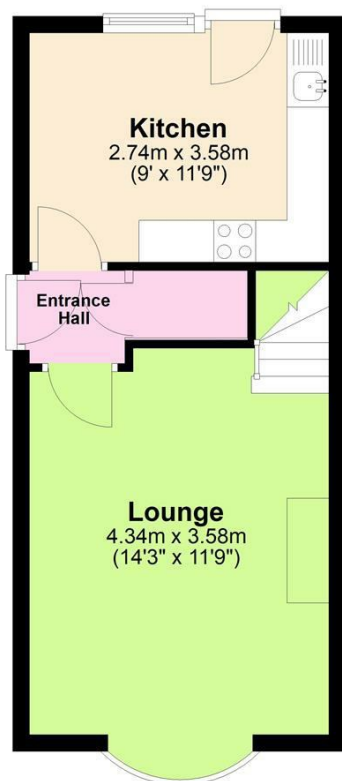
## EPC Rating:

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>			80
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

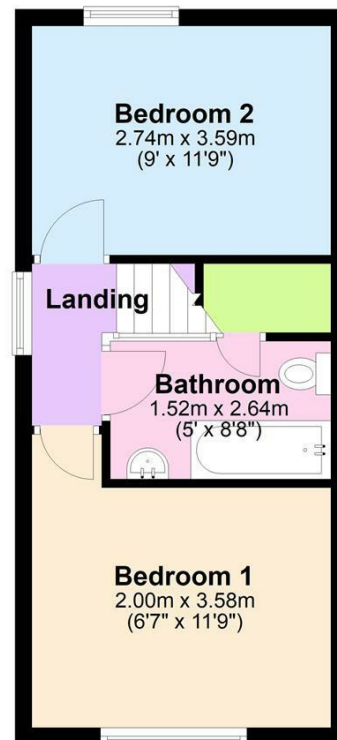
### Ground Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



### First Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



Total area: approx. 60.2 sq. metres (647.7 sq. feet)