BOOTHROYD
& Company









Reeve Drive, Kenilworth

£269,950

- Two Bedroom Mid-Terraced House
- Recently Renovated
- Re-Fitted Kitchen With Appliances
- Gas Central Heating System
- Lounge Leading Onto The Garden
- Close To Kenilworth Town Centre
- EPC Rating D - 66
- New Double Glazing Throughout
- Parking To Front
- Warwick District Council Tax Band C

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk

Reeve Drive, Kenilworth, CV8 2GA

Located conveniently for Kenilworth Town Centre & the train station this recently renovated double glazed and gas centrally heated property comprises a hall, lounge looking onto the rear garden and front re-fitted kitchen with appliances. On the first floor are two bedrooms and re-fitted bathroom. Outside is a garden and parking to the front. Offered with no onward chain and ready to move in straight away with new carpets and re-decoration.

2 1 1 D - 66 Council Tax Band: C







Entrance
Approach over a block paved driveway with one allocated parking bay. Canopied porch and hardwood panelled door leads into

Hallway
Archway into the kitchen, radiator and door into the sitting room.

Re-Fitted Kitchen
With flat panel base and wall units, the base units have a marble affect topped worksurface with an inset composite single drainer sink unit set beneath a window to the fore. Contemporary wood-effect feature wall to splash backs and cushion flooring with track lighting above. Space for upright fridge freezer, built in electric oven set beneath a electric hob and illuminated extractor. Integrated automatic washing machine.

Lounge
Double glazed window to the rear and door onto the patio, two radiators, stairs to the first floor and a feature fireplace with an timber surround with clever storage integrated and marble hearth.

Landing
Access to loft void, airing cupboard and doors to

Bedroom One
Double glazed window to the rear, radiator, built in double wardrobe and shelving.

Bedroom Two
Double glazed window to the fore, radiator and built in wardrobe.

Bathroom
Three piece suite with contemporary wood-effect feature wall to splash backs with Mira digital shower controller with shower over bath, pedestal wash and basin and a close coupled wc with extractor fan and frosted double glazed window to the fore

Rear Garden
With a paved patio directly off the property with the remainder designed for low maintenance. Planted mature borders and gated rear access.

Driveway
Directly to the front of the property providing parking for one car.

Tenure
The property is freehold.

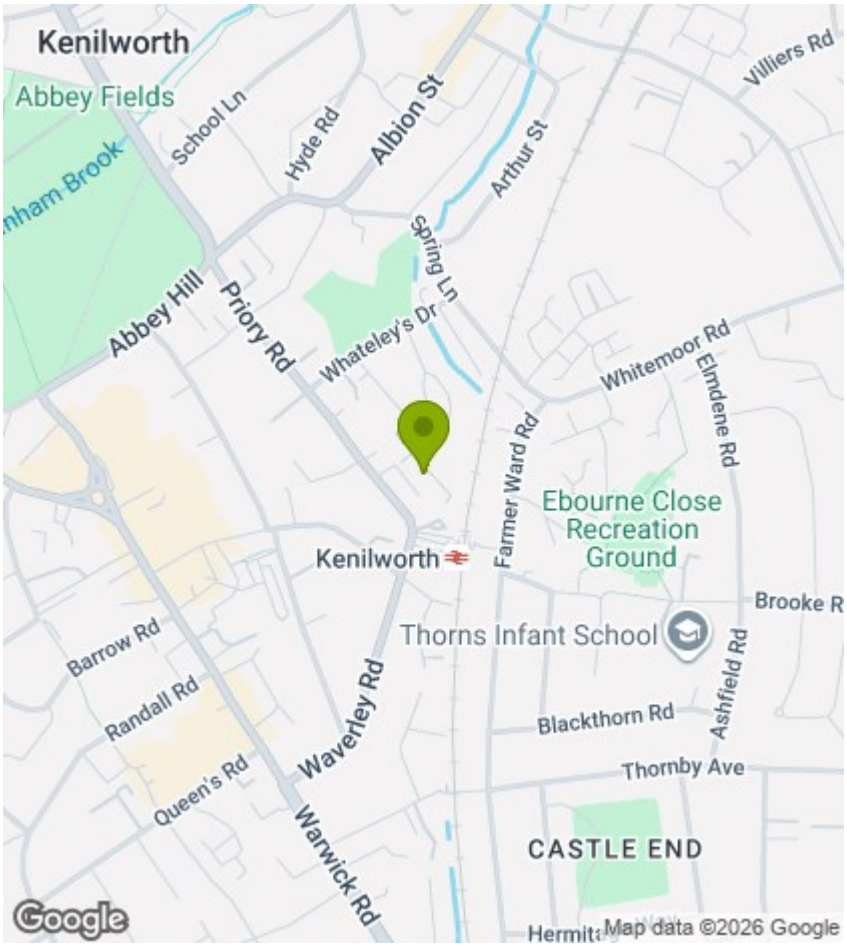
Services
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
25 Mbps
Superfast
79 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.

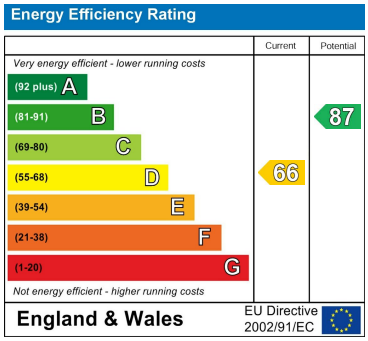


Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D





Total area: approx. 52.9 sq. metres

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