BOOTHROYD
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Dencer Drive, Kenilworth

Offers Over £265,000

- Two Bedroom Semi Detached House
- Dining Kitchen
- Two Double Bedrooms
- Lawned Rear Garden With Home Office/Summer House
- Close To Kenilworth Secondary School
- Lounge
- Energy Rating C - 74
- Refitted Three Piece Bathroom
- Driveway Parking
- Warwick District Council Tax Band C

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Dencer Drive, Kenilworth, CV8 2QR

A well-positioned two-bedroom semi-detached house located on the popular Knights meadow estate and within close walking proximity of the Osfsted outstanding Kenilworth secondary school. The property offered for sale with gas fired central heating and double glazing comprises: Canopy porch, living/dining room, breakfast/dining kitchen, first floor landing, recently refitted three-piece bathroom with shower over bath. To the first floor there are two double bedrooms, main with built in wardrobe and bathroom. Outside a fully enclosed lawned rear garden with outside timber summerhouse/home office. To the front there is driveway parking/side additional space with metal shed.

2 1 1 C - 74

Council Tax Band: C







Approach
Over a concrete and gravelled driveway with path to a pitched tiled and timber canopy porch with a upvc double glazed front door into the

Lounge
4.15m x 3.86m (13'7" x 12'7")
With wood laminate flooring, ceiling light, radiator, two double glazed windows to front, stairs rising to the first floor with useful understairs storage, wall mounted t,v bracket, door to the

Dining Kitchen
2.91m x 3.86m (9'6" x 12'7")
Kitchen area fitted with a range of oak and pine fronted base units with granite effect Formica work surfaces with ceramic tiled splash backs, single drainer stainless steel sink with chrome mixer tap, slot in freestanding electric cooker and grill, space and plumbing for washing machine, space for large upright fridge freezer and tumble dryer, wall mounted farmhouse style pine unit, Vaillant Eco tec pro 24 combination boiler servicing the hot water and central heating, central ceiling light, double glazed window and door onto the rear garden, space for breakfast or dining table, radiator, black ceramic tiles to floor, wall mounted 17th edition electric isolation unit.

First Floor Landing
With matching white banister rail and spindles, access to insulated roof space, ceiling light, door to

Double Bedroom One
3.04m x 2.88m (9'11" x 9'5")
With double glazed window to front, ceiling light, radiator, wood laminate flooring, built-in spacious double wardrobe with hanging rail and shelf above, further storage cupboard with shelf.

Double Bedroom Two
2.02m x 3.86m (6'7" x 12'7")
With a double glazed window to rear, radiator, ceiling light, fitted white shelf with hooks.

Family Bathroom
1.90m x 1.69m (6'2" x 5'6")
With a recently refurbished three piece white suite with Roca low level w.c, vanity wash hand basin with cupboard below and central chrome mixer tap, panelled bath with mains fed temperature control mixer shower off the boiler with chrome fittings and attachments with fitted glazed shower screen, marble style porcelain tiling to splash backs, vinyl floor, LED central ceiling light, heated chrome towel rail, opaque double glazed window to side.

Rear Garden
Fully enclosed by perimeter fencing with useful side gated access, metal shed, further timber shed, office/summer house with power, light and internet connection, outside courtesy tap and light with a northwest rear aspect.

Front
To the front of the property is a gravelled and concrete driveway with parking, inset lawned fore garden with well-kept conifer hedge.

Tenure
The property is freehold.

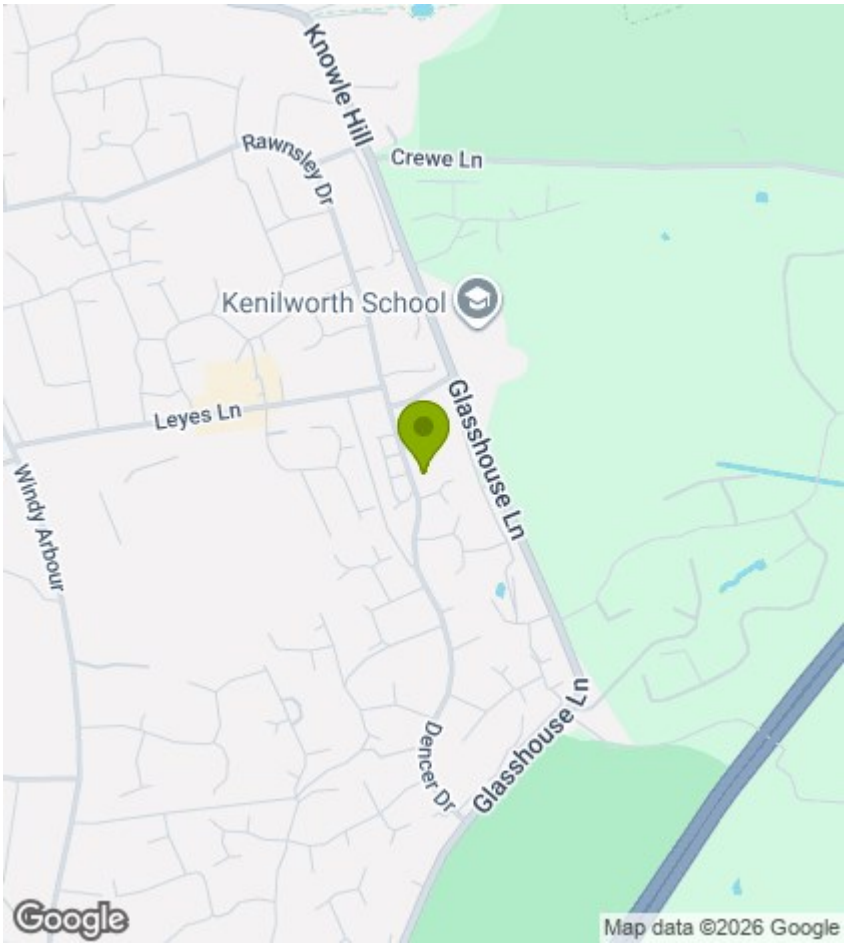
Servcies
All mains services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
1 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

Fixtures & Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

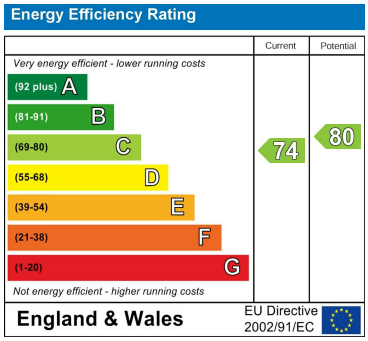


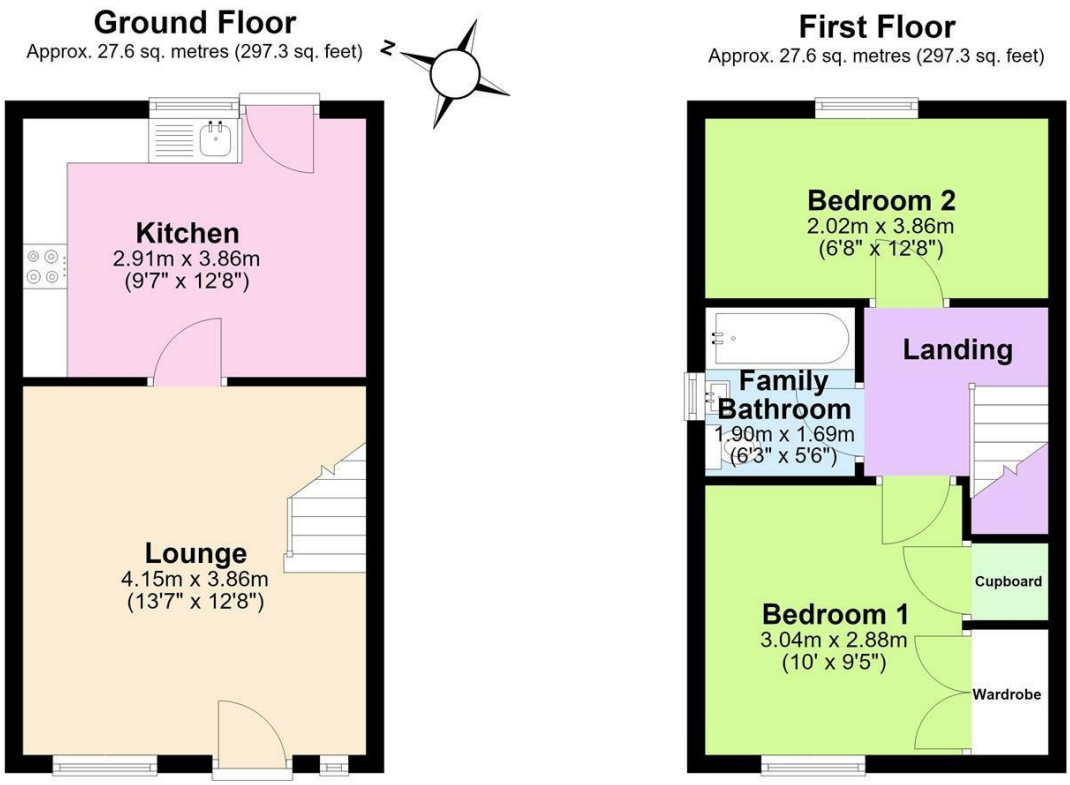
Viewings

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

EPC Rating:

C





Total area: approx. 55.2 sq. metres (594.6 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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