BOOTHROYD & Company









Dencer Drive, Kenilworth

£1,200 Per Calendar Month

- Two Bedroom Terraced House
- Full Redecoration and Re-Carpet Throughout
- EPC Rating - C
- Fully Enclosed Rear Garden
- Close to Kenilworth School
- Allocated Parking Bay
- Gas Central Heating
- Fitted Kitchen and Bathroom
- Warwick District Council Tax Band - C
- Available 25th January 2027 UNFURNISHED

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
lettings@boothroyd.co.uk
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Dencer Drive, Kenilworth, CV8 2RU

A well-situated two-bedroom terraced house with fitted kitchen, lounge, conservatory, two good bedrooms and family bathroom. The property is benefiting from new carpets and full re-decoration throughout ahead of the next tenancy. Gas central heating, parking and attractive gardens. Available 25th January 2027 UNFURNISHED

2 1 2 C - 69 Council Tax Band:







The Property
A modern two-bedroom terraced house, benefiting from double glazing and gas central heating, the property is set off a pathway looking onto open green space to the front. A pathway leads to the canopied porch, and the uPVC door opens into the front lounge with an open plan staircase and a door into the refitted breakfast kitchen. The kitchen area has a range of shaker-style units, and it opens into the breakfast area. Through a conservatory takes you into the attractive rear garden. On the first floor are two bedrooms and a modern white bathroom with an electric shower. The property also benefits from an allocated parking bay for one vehicle and will be available unfurnished from the 25th January 2027 UNFURNISHED

Lounge
With a window to the fore, radiator and an open plan staircase rising to the first floor landing with laminate flooring. A door leads into:

Fitted Kitchen
Fitted with shaker style wall and base units. Inclusion of the automatic washing machine, electric oven, dishwasher, upright fridge/freezer, Triple wall unit above the breakfast area has space for table and chairs, a radiator and door and window into the rear garden.

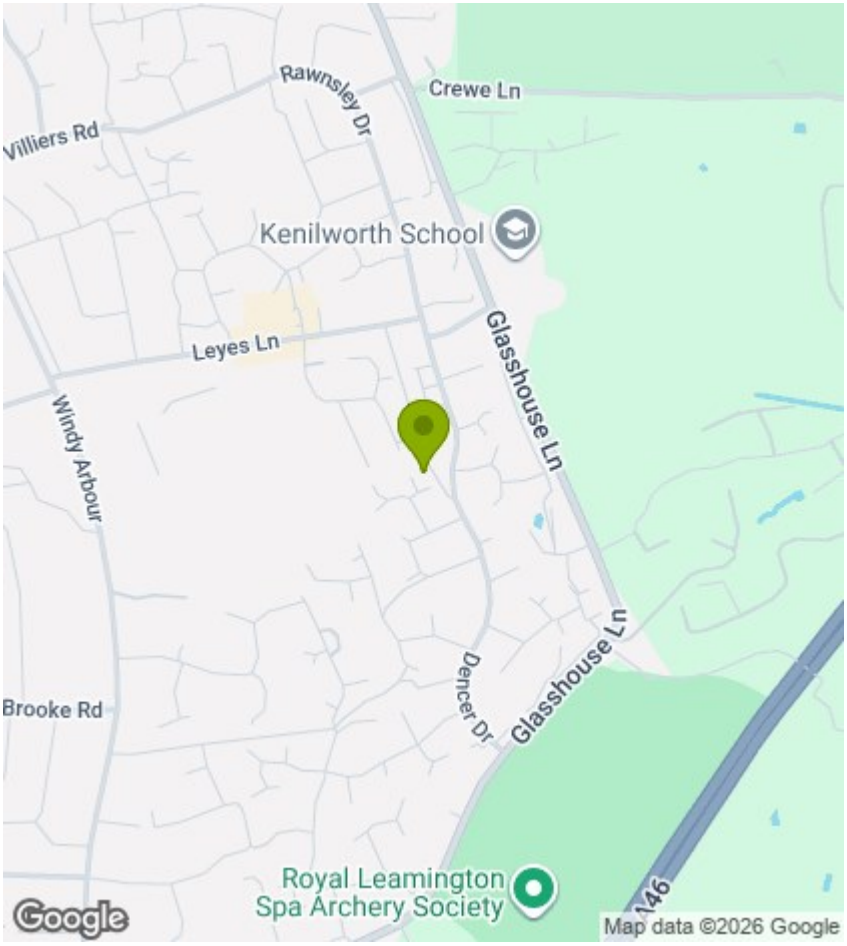
Bedroom One
Window to the fore, radiator, built-in double wardrobe and an airing cupboard.

Bedroom Two
Window to the rear and a radiator.

Family Bathoom
The white suite consists a panelled bath with electric shower and screen, wall hung wash hand basin and a concealed cistern wc. Complimentary tiling to splashbacks, radiator and a frosted window.

Rear Garden
With a patio leading from the house into the formal lawn with mature shrub borders and timber panel fencing surround leading to rear garden gate to the allocated parking space.

Allocated Parking Bay
The property has an allocated parking bay.

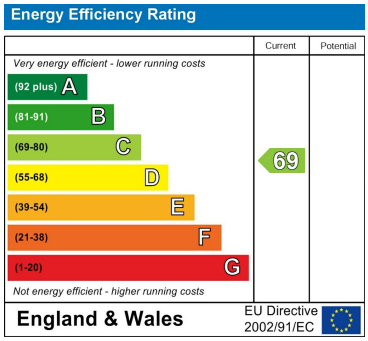


Viewings

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

EPC Rating:

C



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