



## 24 Fennyland Lane, Kenilworth, CV8 2RS Offers in the region of £399,950

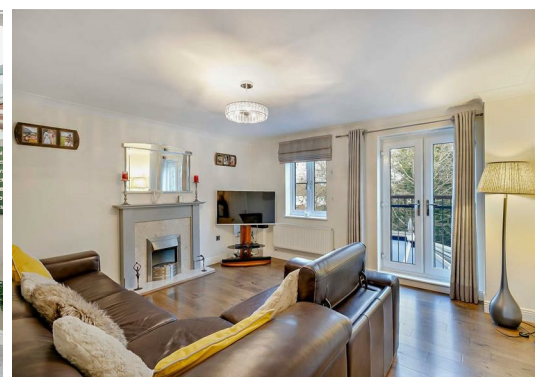
Goodmove present this immaculate three storey town house, viewing is essential of this superb property. Having being fully refurbished consisting of, downstairs WC, breakfast kitchen, lounge, conservatory, three Bedrooms, one with ensuite, wet room, integral garage and driveway.

Offering much needed flexible accommodation over three floors. The recently modernised breakfast kitchen located on the ground floor benefits from Bosch integrated appliances and french doors to the rear garden, the first floor is a good sized lounge with Juliette balcony and master bedroom with en suite, two further bedrooms and newly fitted wet room to the second floor. Rear garden with decking, integral garage and driveway to front of property.

The convenience of the property for transport links to Leamington and Coventry is key giving you access to the A46 and further a field.

### Approach

The property is located in a cul-de-sac position set back from the road behind a block paved driveway with pathway leading to the open porch and front door which leads into the:







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**SECTION 21**

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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