



2 Clarendon Mews, Clarendon Road, Kenilworth, Warwickshire, CV8 1HQ

£260,000

- Modern Two Bed Mews House
- Modern Fitted Kitchen & Utility Room
- Kenilworth Town Centre Location
- Impressive First Floor Lounge
- Double Glazed & Alarmed
- Both Bedrooms With En-Suite Bathrooms
- EPC Rating C-74
- Integral Garage With Remote Door
- Gas Central Heating Throughout
- Warwick District Council-Tax Band D

2 Clarendon Mews, Kenilworth CV8 1HQ

Three storey modern mews house in a convenient Town Centre location, accessible to all local facilities and amenities. The highly specified accommodation including a designer kitchen with integrated appliances, quality fitted utility room with integrated washer/dryer and freezer, ground floor cloakroom, spacious first floor living room with feature flooring and ceiling down lighters, two second floor bedrooms both with en-suites. The property has an integral single garage with electric up and over door and the property is fitted with a security system, full gas fired gas central heating and PVCu double glazing throughout.



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C

Council Tax Band: D



THE PROPERTY

Located in Kenilworth Town Centre this mews property has accommodation arranged over three floors. Ideally located close to Kenilworth Train Station the property comprises a reception hallway, cloakroom and utility room with an integrated freezer and washing machine. From the first floor landing you enter the lounge with ceiling downlighting and then into the fitted kitchen. Fitted with a range of Cherrywood effect wall and base units with integrated dishwasher and refrigerator. On the second floor are two bedrooms both with an en-suite bathroom or shower room. There is remote access to the integral garage and the property is offered for sale with no onward chain.

ENTRANCE HALL

With laminate flooring, radiator, alarm panel, double glazed window to the fore, downlighting, staircase rising to the first floor landing and doors off to

CLOAKROOM

Fitted with a white suite with a close coupled w.c and a pedestal wash hand basin. Radiator, laminate flooring, frosted double glazed window and a coats cupboard.

UTILITY ROOM

Fitted with a range of cherry wood effect units to wall and base. The base units have a marble effect roll topped work surface over with an inset stainless steel sink unit with mixer taps, tiling to splash backs and an integrated freezer and a washing machine. Ceiling light and twin wall mounted double units.

GARAGE

With remote up and over door, power and light connected.

LANDING

With a double glazed window to the rear, staircase to the second floor, laminate flooring and a door into the lounge.

LOUNGE

20'9" x 9'5"

With a double glazed window to the fore, laminate flooring, two radiators, ceiling downlighting and an arch into the kitchen.

FITTED KITCHEN

9'5" x 6'9"

Continuation of the laminate flooring and fitted with cherry wood effect wall and base units. The wall units have pelmet lighting and flank the brushed steel extractor canopy. There are tiled splashbacks and an

inset stainless steel sink unit set beneath the double glazed window to the fore. Integrated dishwasher and fridge, electric oven and four ring gas hob over. Ceiling downlighting and an extractor fan. A cupboard houses the central heating boiler.

LANDING

With access to the loft void and doors off to

BEDROOM

9'1" x 9'5"

Velux window to the rear with a radiator beneath. Ceiling downlighting and a door into the en-suite.

EN-SUITE SHOWER ROOM

With a fully tiled shower cubicle with a thermostatic shower, pedestal wash hand basin and a close coupled WCA's. Velux window and a chrome heated towel rail.

BEDROOM

11'7" x 10'4"

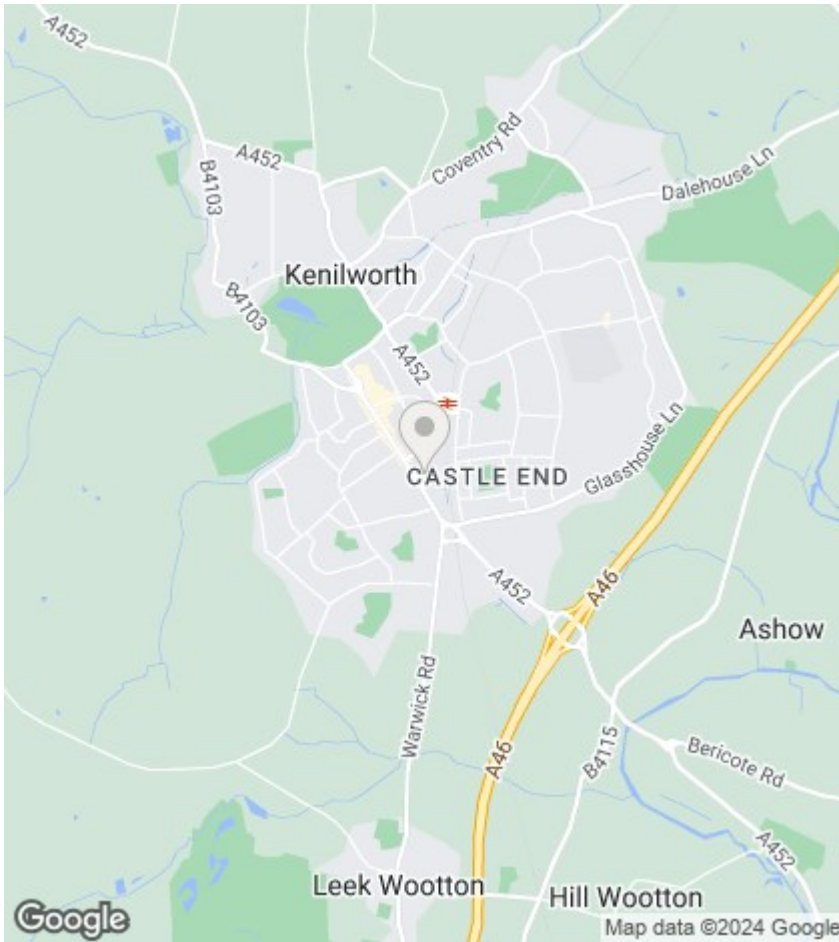
With a Velux window to the fore with a radiator beneath. Ceiling downlighting and a door into the en-suite.

EN-SUITE BATHROOM

With a panelled bath with mixer shower over, close coupled w.c and a vanity wash hand basin. Tiling to splash backs, dormer double glazed window to the fore and tiling to splash backs.

FIXTURES AND FITTINGS

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



Directions

From Agents Office proceed up Warwick Road take third turning on the left into Clarendon Road, where the property is located on the right hand side.

Viewings

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

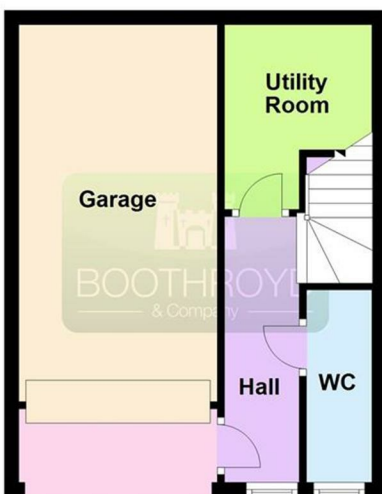
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

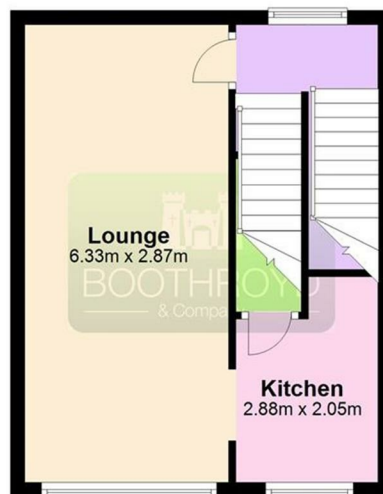
Ground Floor

Approx. 31.6 sq. metres



First Floor

Approx. 31.5 sq. metres



Second Floor

Approx. 31.5 sq. metres

