



## 2 Coach House Mews, Bridge Street, Kenilworth, CV8 1RN

£1,200 PCM

- Period Property in Old Town Kenilworth
- Two Bathrooms/Master En Suite
- EPC Rating D
- Convenient for Old Town and Warwick University
- Large Open Plan Lounge
- Three Bedrooms on Two Floors
- Close To Abbey Fields
- Gas Central Heating
- Quiet Backwater Location
- Available 30th May 2025 Unfurnished

## 2 Coach House Mews, Kenilworth CV8 1RN

A three bedroom bedroom period house in Kenilworth Old Town. The accommodation is arranged on three floors and comprises a lounge, fitted kitchen, two first floor bedrooms and bathroom and a master bedroom with en-suite. Allocated parking bay. Available 30th May 2025 UNFURNISHED



3



2



1



D

Council Tax Band: D



## THE PROPERTY

A superb deceptively spacious character mews conversion that was formerly the Brew House to Kenilworth Hall. Situated in Old Kenilworth just off the Old High Street, opposite Abbey Fields and within walking distance of local facilities and amenities including many good restaurants. This fully gas centrally heated three storey cottage offers a spacious living room with lounge and dining area, fully equipped kitchen. On the first floor is a landing with two single bedrooms and a fully tiled modern white bathroom with shower. The second floor landing has a door off to the master bedroom suite with full bathroom. The property benefits a designated car parking space and situated in an enviable location. The property is available 30th May 2025 and is unfurnished.

## LOUNGE/DINING ROOM

16'6" x 12'0"

Georgian door entrance, secondary glazed bay window to the fore with blinds and curtains, tiled floor, coving to ceiling, three wall light points, stairs to first floor and door into the kitchen.

## FITTED KITCHEN

10'3" x 6'0"

Shaker style units with wood effect roll topped worksurface with an inset single drainer sink unit, built in oven, four ring gas hob. Double height wall mounted units. Bosch washing machine and an upright fridge freezer. Continuation of the tiled flooring, radiator and Georgian style window to the fore.

## LANDING

Accessed via a dogleg staircase and having a further staircase to the second floor and having all doors off to

## BEDROOM 2

10'3" x 8'9"

Secondary glazed window to the fore, radiator, fitted wardrobes to one wall.

## BEDROOM 3

10'3" x 9'3"

Secondary glazed window to the fore and a radiator. Built in bookcase to the wall.

## BATHROOM

Fully tiled and fitted with a white suite that comprises a panelled bath, vanity unit and a close coupled wc. Radiator and original crittles window to the rear.

## MASTER BEDROOM

10'3" x 9'4"

Situated on the second floor and having exposed beams, vaulted ceiling, two ceiling light windows and built in cupboard. Double radiator and door to

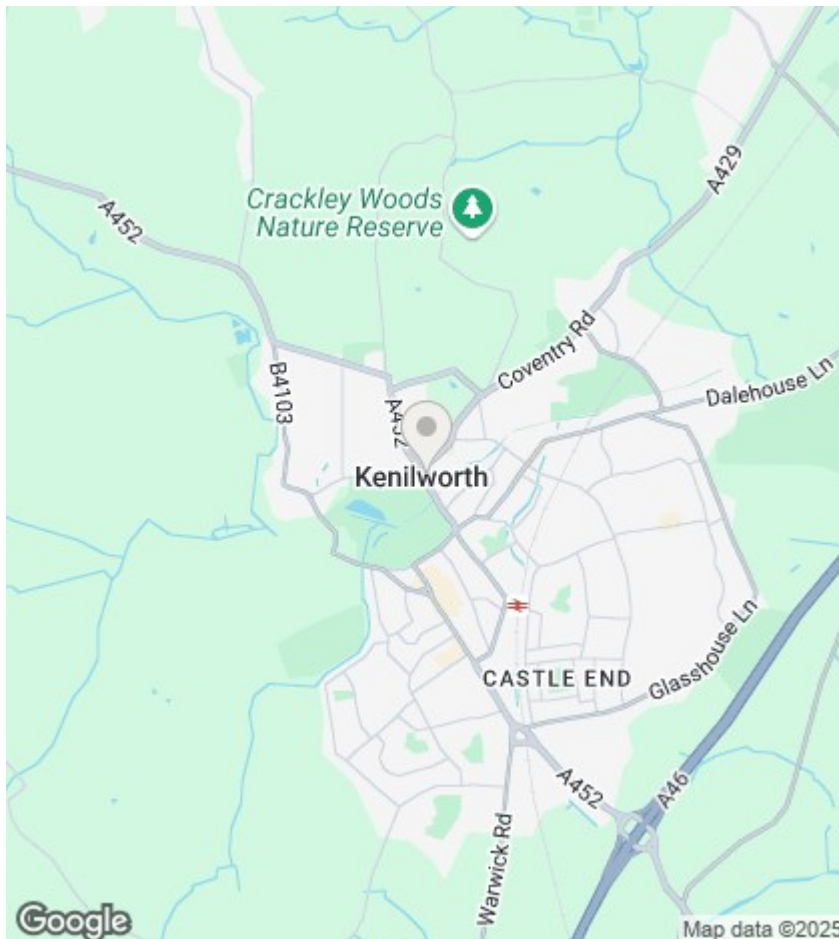
## EN SUITE BATHROOM

With sloping ceiling, extractor and having a white suite that comprises a close coupled wc, panelled bath with thermostatic shower over, pedestal wash hand basin.

## ALLOCATED PARKING

The property benefits an allocated parking bay off Pears Close, Kenilworth





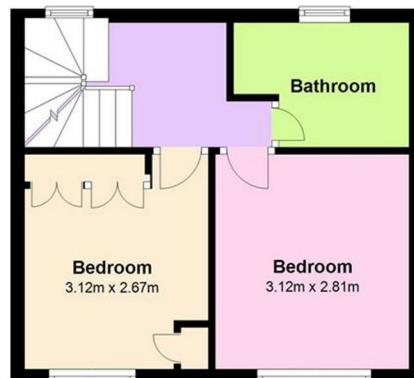
## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 28.1 sq. metres



**Ground Floor**  
Approx. 28.3 sq. metres



**Second Floor**  
Approx. 28.1 sq. metres

