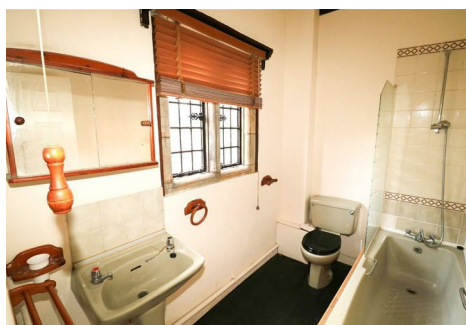




Kenilworth Hall Mews, Bridge Street, Kenilworth. CV8 1RN

Asking Price £235,000

- Two Bedroom Mews House With No Chain
- Grade II Listed Building
- Single Allocated Parking Bay
- Front Lounge And Kitchen
- Requiring Modernisation
- Situated In Old Town Kenilworth Conservation Area
- EPC Rating E - 54
- Gas Central Heating System
- Adjacent To The Abbey Fields
- Warwick District Council Tax Band D

Kenilworth Hall Mews, Bridge Street, Kenilworth. CV8

1RN

Charming Two-Bedroom Mews Property in Historic Kenilworth – No Onward Chain

Situated within the sought-after Kenilworth Hall Mews, this characterful Grade II listed residence offers a rare opportunity to acquire a home in the heart of Kenilworth's Conservation Area. Brimming with potential, this two-bedroom property requires modernisation throughout, making it an ideal project for those looking to create a bespoke home in a prestigious and peaceful setting.

The accommodation briefly comprises a welcoming lounge, separate kitchen, two well-proportioned bedrooms, and a bathroom. Set within a tranquil courtyard development steeped in history, the home boasts classic period features and architectural charm. Offered to the market with no onward chain, this unique property presents a superb opportunity for investors, downsizers, or those seeking a charming home with scope for enhancement in a highly desirable location.

Early viewing is highly recommended to fully appreciate the potential of what could be a delightful mews home.



2



1



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E

Council Tax Band: D



Kenilworth Hall Mews

Kenilworth Hall Mews is a distinguished Grade II listed development nestled in the heart of Kenilworth's historic Old Town with any number of bars and eateries. Originally serving as the stable block for the esteemed Kenilworth Hall, this charming mews has been thoughtfully converted into a collection of characterful residences. Situated opposite the picturesque Abbey Fields, residents enjoy immediate access to serene parkland, enhancing the tranquil ambiance of the locale

Lounge

16'6" x 12'10"

Having a bay window to the fore, two radiators and wall lights. dogleg staircase to the first floor landing and a door into the kitchen.

Kitchen

8'10" x 5'5"

Fitted with wood fronted wall and base units. The base units have a roll topped work surface with inset single drainer sink unit with mixer tap and window to the fore above. Electric oven, hob and extractor canopy. Tiled splashbacks and the wall mounted Vaillant condensing boiler.

Bedroom One

11'6" x 8'8"

Ornate leaded window to the fore with a radiator beneath.

Bedroom Two

8'11" x 9'4"

Ornate window to the fore with a radiator beneath.

Bathroom

With mullion window looking into Abbotsford Mews and being fitted with a coloured suite that comprises a panelled bath with mixer shower and screen, pedestal wash hand basin and a close coupled wc. Tiling to splashbacks and a radiator.

Allocated Parking

Located within Kenilworth Hall car park.

Services

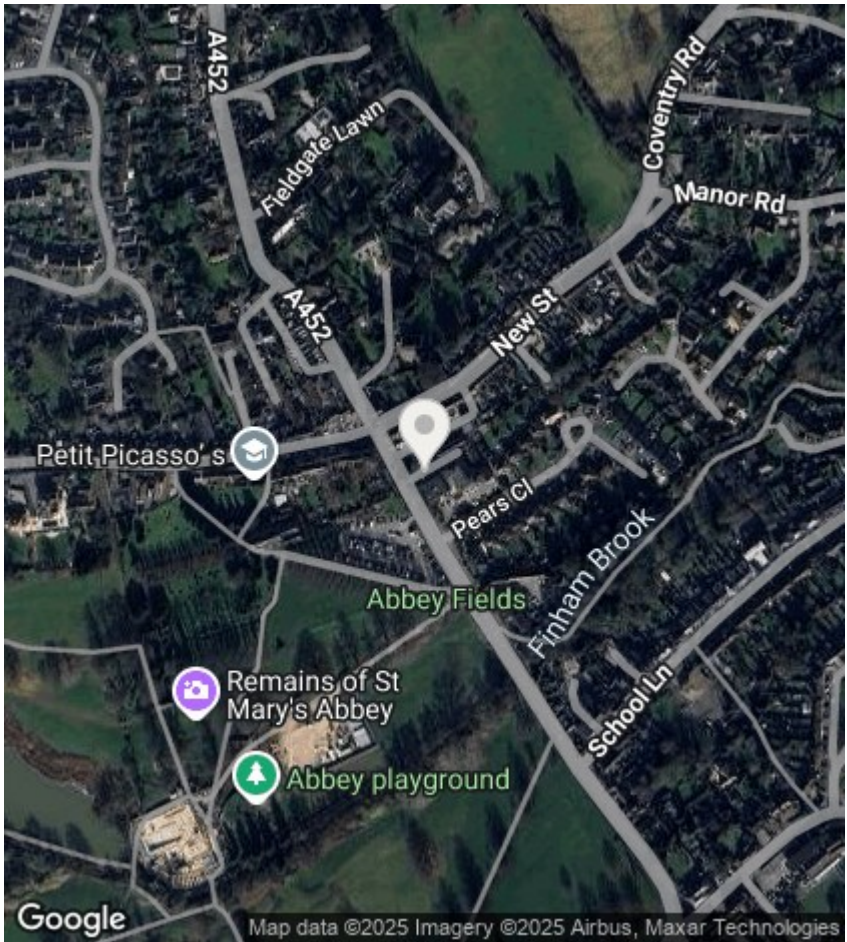
All mains services are connected

Tenure

The property is Freehold

Fixtures And Fittings

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



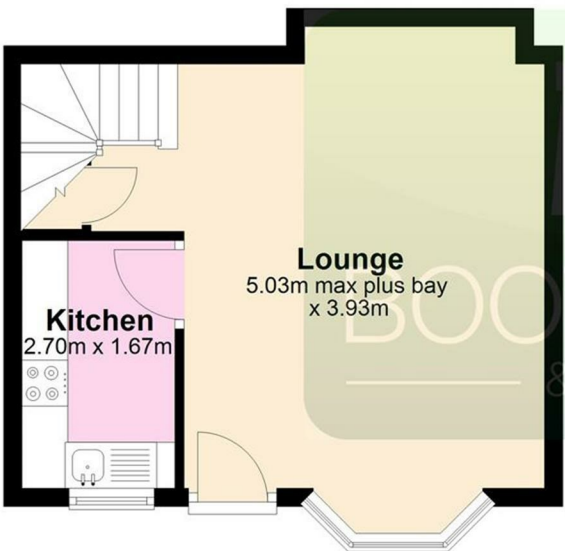
Viewings

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

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	54	
(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. 27.5 sq. metres



First Floor
Approx. 28.8 sq. metres

