



## Ebourne Close, Kenilworth, Warwickshire. CV8 2QL

£1,000 PCM

- Two Bedroom Semi-Detached House
- Front Lounge With Fireplace
- Front Driveway And Carport
- Storage Heating
- Double Glazed
- Fitted Kitchen With Appliances
- Front and Rear Gardens
- \*Newly Fitted Bathroom\*
- EPC Rating D
- Available NOW

# 42 Ebourne Close, Kenilworth CV8 2QL

Located in a convenient cul-de-sac location this property has just been refurbished and redecorated throughout. The double glazed accommodation comprises a central hallway, open plan lounge with feature fireplace and dog leg staircase to the first floor. The kitchen has been fitted with a quality range of wall and base units and incorporates a washing machine, dishwasher, cooker and hob and undercounter fridge and freezer. On the first floor is new carpeting and two well proportioned bedrooms whilst the white bathroom has a shower and shower screen. Available NOW UNFURNISHED.



Council Tax Band: A



## **HALLWAY**

Large understairs cupboard and doors off to:

## **SITTING ROOM**

15'1" x 11'10"

PVCu double glazed window to the fore, night storage heater, dog leg staircase rising to the first floor and good quality wood effect flooring. The focal point is provided by an adams style fireplace set on a hearth and housing a electric coal effect fire.

## **FITTED KITCHEN**

11'9" x 8'10"

Fitted with a range of modern wall and base units in a light oak effect. The base units are contrasted with a dark granite effect roll topped worksurface with matching upstands. Complimentary tiling to splashbacks. There is an inset single drainer sink unit and halogen hob set above an electric oven and extractor canopy. Appliances include an under counter fridge, washing machine and dishwasher. Double glazed stable door to the rear and matching window.

## **LANDING**

Access to loft void and doors off to:

## **BEDROOM 1**

11'7" x 9'6"

PVCu double glazed window to the fore.

## **BEDROOM 2**

11'11" x 9'3"

PVCu double glazed window to the rear.

## **NEW BATHROOM**

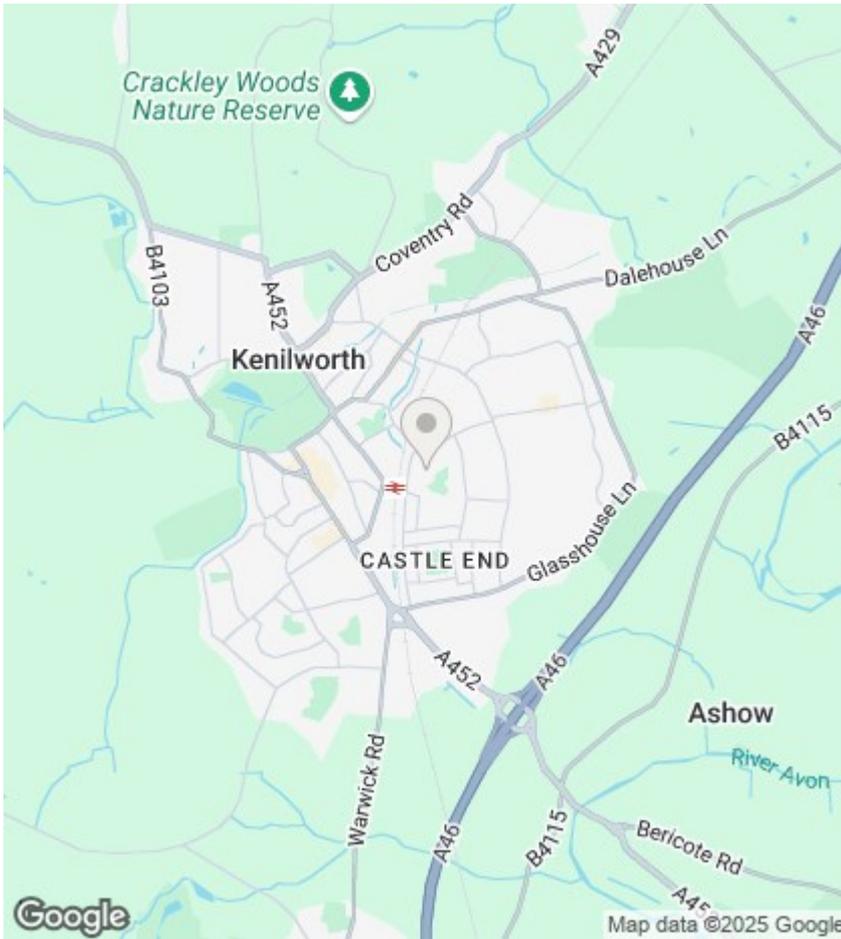
A new bathroom will be fitted before the next tenancy - will include shower over bath, wash hand basin and WC.

## **DRIVEWAY & CARPORT**

To the front is a driveway that provides hardstanding for 3 or 4 vehicles and leads to a carport

## **REAR GARDEN**

With fenced boundaries and mainly laid to lawn with shrub borders. Directly behind the house is a large paved patio.



## Directions

From our offices turn left onto Warwick Road and proceed to the traffic island at St Johns Church. Take the first exit left onto Birches Lane and immediate left onto Farmer Ward Road. Take the sixth turning right onto Ebourne Close. The property is situated on the left hand side and is denoted by our To Let board.

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(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	

