



18 Tisdale Rise, Kenilworth, CV8 2QU

£825 PCM

- One Bedroom Maisonette
- EPC Rating C
- Kitchen with Built In Appliances
- Available 11th August 2025
- Gas Central Heating
- Private Entrance Door
- Gardens
- Sitting Room
- Modern White Bathroom Suite
- Cul-De-Sac Location

18 Tisdale Rise, Kenilworth CV8 2QU

A ONE BEDROOM FIRST FLOOR MAISONETTE IN A CUL DE SAC LOCATION. With a fitted kitchen with appliances, sitting room, double bedroom and a modern white bathroom. Outside is a garden to the front and side of the property. Gas central heating and double glazing. Available 11th August 2025 UNFURNISHED



Council Tax Band: B



THE PROPERTY

A light bright safe and secure first floor self contained maisonette, in a quiet cul de sac location with delightful views to front and rear. The property offers: fitted kitchen and bathroom facilities to modern contemporary style standards. The gas fired centrally heated accommodation is being let unfurnished with carpets, blinds, curtains and offers private ground floor entrance door with lobby and staircase to first floor landing, built-in boiler cupboard, attractive living room with fireplace setting and delightful views, double bedroom with built-ins storage and views, white bathroom with modern shower, wash hand basin and w.c. and modern re-fitted contemporary style kitchen with quality units and fitted appliances

ENTRANCE

With a canopied porch, hardwood front door leads into the hallway

ENTRANCE HALLWAY

With a built in coats cupboard and stairs that rise to the first floor landing with access to roof void and pine panelled doors leading into:

SITTING ROOM

13'8" x 11'10"

Large window with views over trees towards Kenilworth Common, fireplace surround with marble inset and hearth, t.v. aerial point, radiator, fitted carpeting.

BEDROOM

12'4" x 10'5"

Window enjoying attractive views, radiator and built in storage cupboard

REFITTED KITCHEN

11'10" x 5'4"

With wood faced base and wall units with pelmets and cornice, with under unit lighting, marble tiled splash backs, rounded edge granite effect work surfaces with inset one and a half bowl stainless steel sink unit and mixer tap, fitted gas cooker with oven and grill and steel extractor canopy above, refrigerator and freezer, radiator, tiled floor.

REFITTED BATHROOM

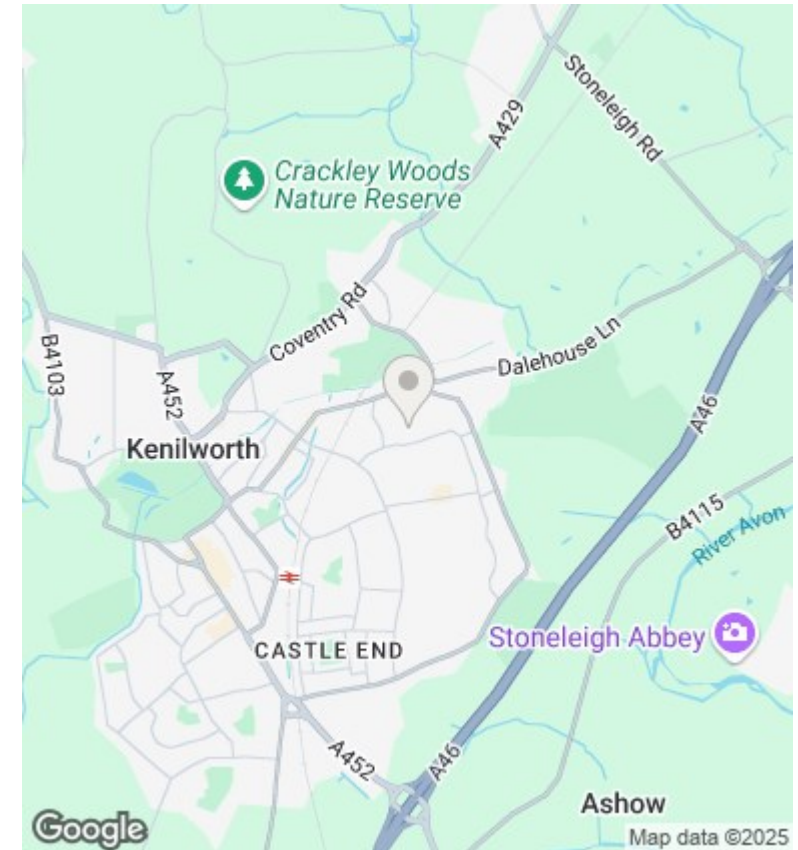
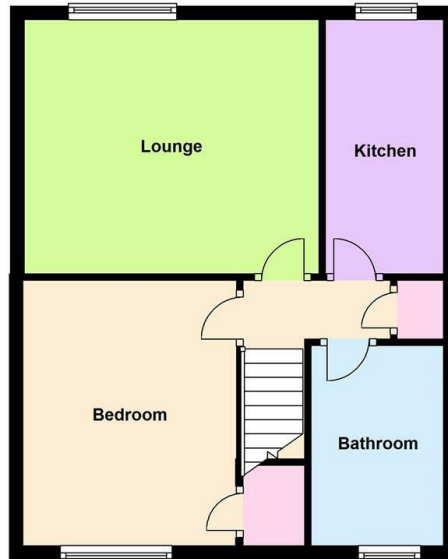
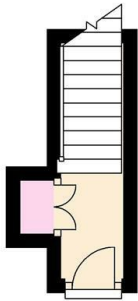
Modern and stylish with white suite with panelled bath with large over head shower fitting with hand held shower being mains fed with thermostatic control, pedestal wash hand basin, low level w.c., full ceramic tiling to shower area and half height to remainder with glazed tiled border, radiator, tiled flooring.

AIRING CUPBOARD

With wall mounted central heating boiler, slatted shelving and housing the automatic washing machine

OUTSIDE

Gardens to front and side of the property and benefitting parking for two cars.



Directions

Viewings

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

Council Tax Band

B

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 76 |
| (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 | | |