



6 Park Road, Kenilworth, CV8 2GF

£1,250 Per Calendar Month

- Two Bedroom Victorian Cottage
- Two Double Bedrooms
- Lounge And Dining Room
- Gas Central Heating
- Parking At Rear
- Furnished
- Double Glazing
- Rear Garden
- EPC Rating D
- Available 1st October

6 Park Road, Kenilworth CV8 2GF

A character mid-terrace with two double bedrooms. Available furnished, in this popular residential position, within close walking distance of the Abbey Fields and the Old High Street and the main town centre. The property benefits from its original features along with gas fired central heating, modern double glazing and beautiful gardens with bin access and parking to the rear. Available from the 1st October 2025 and Furnished.



2



1

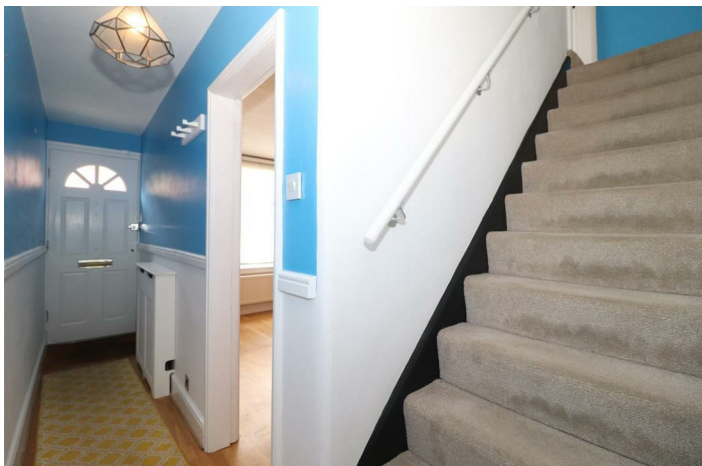


2



D

Council Tax Band: C



Approach

Approached over a stepped pathway to a hardwood panelled front door with leading into the

Hallway

With solid oak flooring, radiator, central ceiling light, stairs leading to first floor and door through to the

Lounge

Double glazed window to the fore, radiator below, slat blinds, wall shelving, two seater fabric sofa, coffee table, rug, wall hanging mirror and storage cupboard housing the meters. Feature iron grate fireplace with marble mantel and tiled hearth. TV and TV cabinet.

Dining Room

Dining table with four chairs, storage cabinet, timber bench below window to rear overlooking delightful rear garden, Swan Fridge/Freezer. Feature gas flame effect fireplace with timber mantel and tiled hearth. Understairs storage cupboard with shelving and hanging rail.

Kitchen

Fitted with quality shaker style fronted wall and base units. The base units have roll topped worksurface over with an inset resin sink unit set beneath the double glazed window to the rear. LED downlighters, Indesit washer/dryer. Hotpoint slimline integrated dishwasher, Bosch four ring electric hob with extractor above and tiling to splashbacks. Black waste unit, radiator and rear access door to garden.

Landing

Stairs with grab rail bannister, central ceiling light, storage cupboard and doors off to

Double Bedroom One

With radiator, wall hung mirror, dressing table with chair, cabinet, blinds with curtains, two bedside tables, king sized bed with mattress, central ceiling light, wardrobe with hanging rail and drawers.

Double Bedroom Two

Double bed with mattress, blinds and curtains, freestanding mirror, bedside table and integrated storage with hanging rail.

Bathroom

With a four piece white suite with low level w.c, vanity wash hand basin with mirror cabinet above, traditional roll top bath, separate mains fed shower cubicle with ceramic tiling, tiled floor, traditional floor mounted radiator, double glazed opaque window and ceiling LED lights.

Rear Garden

Mainly laid to lawn with patio and good bedding plants surround, outside tap, timber shed and access to parking space through timber rear gate.

Parking

Parking is located for one car in front of the properties garage at the rear which can be accessed through a timber gate (garage itself not included within the let)



Directions

Viewings

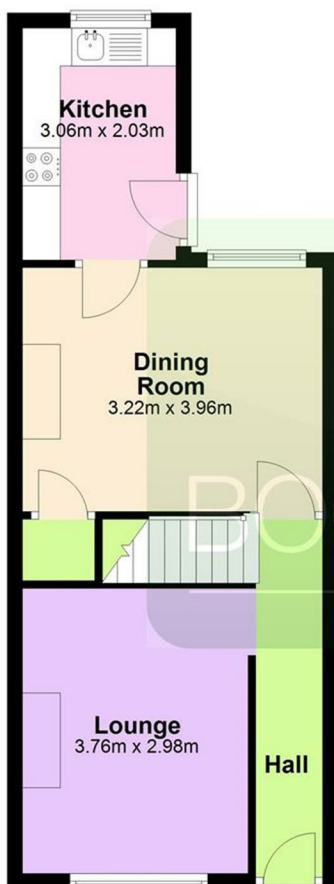
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 38.1 sq. metres



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