



1 Bertie Court, Bertie Road, Kenilworth, CV8 1HF

£1,350 Per Calendar Month

- Two Bedroom Semi-detached Bungalow
- EPC Rating - D
- Re-Fitted Shower Room
- Stunning Rear Garden
- Double Glazing and Gas Central Heating
- Town Centre Location
- Warwick County Council Tax Band - D
- Fitted Kitchen
- Two Parking Spaces
- Available Late October 2025

Bertie Road, Kenilworth CV8 1HF

A two-bedroom semi-detached bungalow, positioned within easy walking distance of all Kenilworth town centre facilities and is adjacent to Waitrose. The bungalow offers a fitted kitchen, Lounge with a dining room off, two bedrooms and a shower room with the benefit of a beautiful rear garden with a large timber shed. To the front is space for two vehicles. Available unfurnished, Late October 2025.



Council Tax Band: D



Approach

Approached over a bloc paviour drive with space for two vehicles and double double-glazed front door with opaque glazing into the

Entrance Hall

With radiator, ceiling light and arch way through to the

Kitchen

With base and wall shaker style units with rollover granite affect worktops, benefitting from eye-level Neff electric double oven and grill, stainless steel sink with mixer tap, Zanussi washing machine, integrated dishwasher and fridge/freezer, Neff four-ring gas hob and extractor, splashback ceramic tile with pelmet lighting.

Lounge

With feature electric fire with timber mantel and hearth surround, radiator, wall lights and UPVC double doors opening into

Garden Room

Upvc double glazing overlooking garden, dual electric panel heaters, insulated roof, power sockets and French doors out onto garden and covered patio space

Bedroom One

Raidator, large double wardrobe, window overlooking the rear garden and central ceiling light.

Bedroom Two

large wardrobe, a window overlooking front elevation, fuseboard and central ceiling light.

Re-Fitted Shower Room

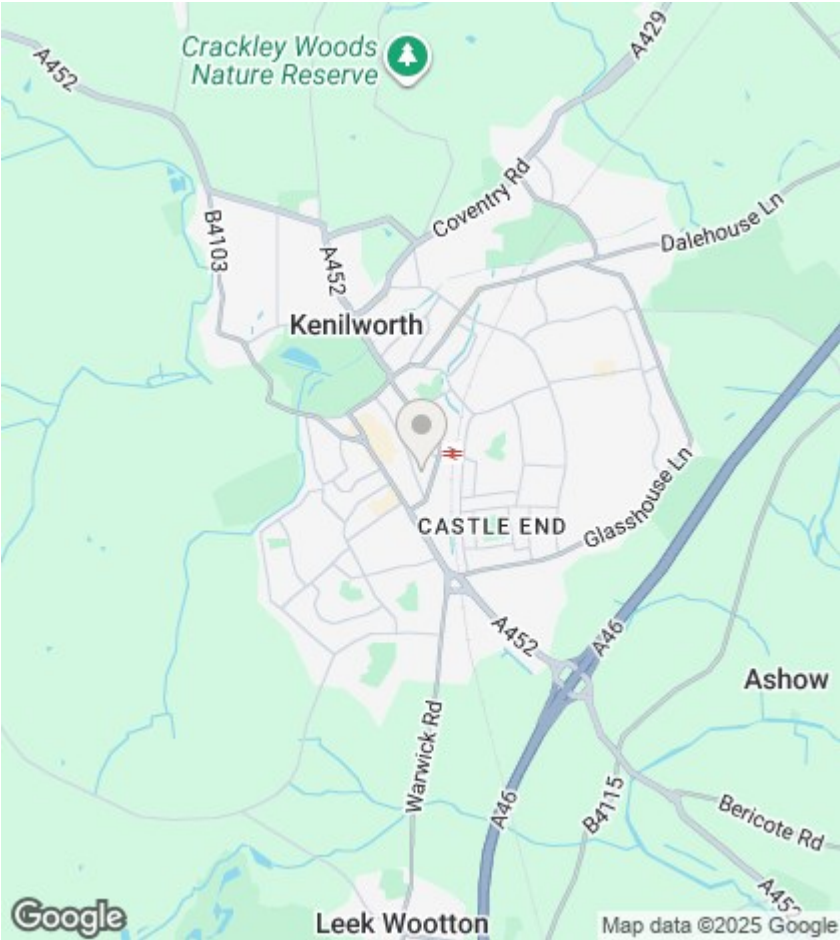
Cabinet WC with storage cupboard below, illuminated mirror above with wash and vanity unit, opaque glazed window, central ceiling light, walk-in mains-fed shower with grab rail and full height ceramic tiling splashback and glass shower screen.

Rear Garden

Stunning aspect of the property with under-cover patio seating area to enjoy the south-west facing rear aspect with a step up to a lawned area with an array of planting and beds, outside electric sockets, large timber shed and timber gated side access.

Front

Driveway with parking for two vehicles



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		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

