



## 2 Mill End | Kenilworth | CV8 2HP

A lovely semi detached period character cottage retaining many features to include a range and original internal doors. In addition to the well planned living space is the added advantage of a covered car port providing off road parking. to the outside is a private easily maintained garden and cosy courtyard accessed from the dining room. There are three bedrooms, bathroom, two reception rooms and kitchen. The location is ideal providing easy walking access to Kenilworth Common, Abbey Fields, train station and town centre.

£315,000

- No Chain Involved
- Three Bedrooms
- Two Reception Rooms
- Car Port Driveway Parking





## Property Description

### DOOR TO

### ENTRANCE LOBBY

With dado rail, tiled floor, coat hoods and door to:

### HALLWAY

With dado rail, radiator and door to:

### DINING ROOM

13' 7" x 10' 4" (4.14m x 3.15m)

With radiator, original 'range' feature and French doors to rear courtyard.

### LOUNGE

12' 9" x 11' 2" (3.89m x 3.4m)

With built in low level storage cupboards, radiator and tiled fireplace.

### GALLEY STYLE KITCHEN

With wall mounted Vaillant gas boiler. Range of cupboard and drawer units, fitted appliances to include gas cooker, tall fridge/freezer and washing machine. Plenty of worktop space and side recess. Personal entrance door and complementary tiling.

### FIRST FLOOR LANDING

With access to roof storage space.

### BEDROOM ONE

11' 6" x 11' 1" (3.51m x 3.38m) Exc Wardrobes

With radiator and built in wardrobes.

### BEDROOM TWO

10' 5" x 9' 1" (3.18m x 2.77m)

A second double bedroom with radiator, built in wardrobe and airing cupboard housing hot water cylinder.

### BEDROOM THREE

11' 3" x 5' 8" (3.43m x 1.73m)

A single bedroom with fitted cabin bed and radiator.

### **BATHROOM**

Having panelled bath with mixer tap, pedestal wash hand basin, w.c. and fully tiled walls. Radiator.

### **OUTSIDE**

### **COVERED CAR PORT**

The property benefits from this very useful single car port providing off road driveway parking.

### **GARDEN**

From the car port a gate leads to the main garden which is to the side of the property and adjacent to the parking. It is low maintenance with paving and has timber fencing. From this garden a pathway leads to a cosy walled courtyard which in turn leads into the dining room.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

# Contact Details

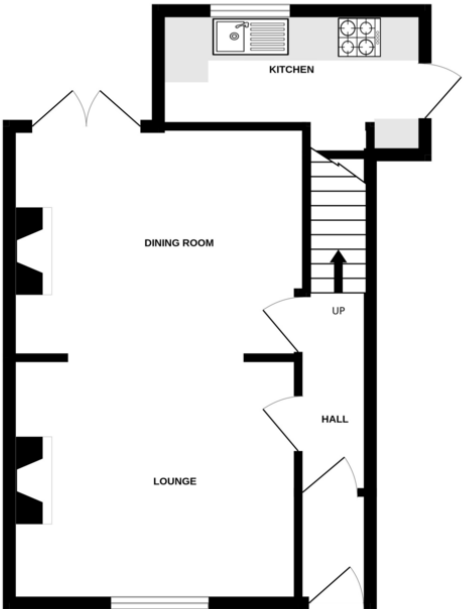
**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

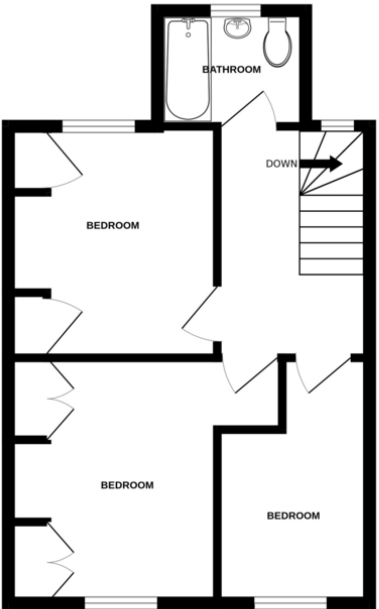
**W:** www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



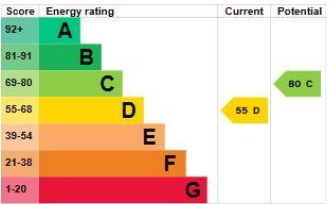
1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60