



JULIE PHILPOT  
RESIDENTIAL



## 65 Dalehouse Lane | Kenilworth | CV8 2EP

An immaculate and spacious first floor maisonette with two double bedrooms, garage and being immediately available with 'No Chain' involved. Viewing of this super property, that is ready to move into, is highly recommended. The location is very convenient for commuting, open green areas and The Greenway for walking and cycling.

£195,000

- No Chain Involved
- Two Double Bedrooms
- Garage To Rear
- Long Lease of 937 years



## Property Description

### DOOR TO ENTRANCE HALL

With further door to the rear of the property and staircase to first floor.

### ENTRANCE HALL

5' 5" x 7' 4" (1.65m x 2.24m)

With generous storage cupboard, radiator and smoke detector. Access to roof storage space.

### LOUNGE/DINER

11' 9" x 11' 9" (3.58m x 3.58m)

With pleasant views towards Kenilworth Common. Radiator.

### KITCHEN

7' 8" x 11' 9" (2.34m x 3.58m)

Having an extensive range of modern gloss cupboard and drawer units having matching wall units over. Wood effect work surfaces with matching breakfast bar. Space and plumbing for automatic washing machine, Beko four ring gas hob with glass splashback and stainless steel and glass extractor hood over, Beko oven, stainless steel sink unit and tall integrated fridge/freezer.

### DOUBLE BEDROOM ONE

11' 2" x 9' 9" (3.4m x 2.97m)

With radiator.

### DOUBLE BEDROOM TWO

11' 2" x 9' 8" (3.4m x 2.95m)

A second double bedroom with radiator.

### BATHROOM

5' 8" x 5' 5" (1.73m x 1.65m)

With a fully tiled corner shower with curved shower screen, wall hanging wash basin, w.c., heated towel rail and extractor fan.

### OUTSIDE

A path to the rear of the property leads to the garden area for number 65, it is currently being used as parking.

### SINGLE GARAGE

Located to the rear of the property.

### TENURE

The property is Leasehold with 937 years remaining, with a ground rent of £10 per annum.



# Tenure

Leasehold

# Council Tax Band

B

# Viewing Arrangements

Strictly by appointment

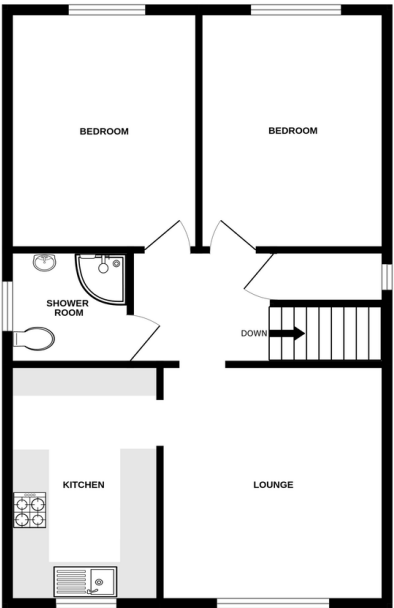
# Contact Details

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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



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		