

ehB
RESIDENTIAL

Your Property - Our Business



30, Mountbatten Avenue, Kenilworth

£600,000



An opportunity to acquire a well maintained modern detached family residence in particularly pleasant location, providing spacious well appointed four bedroomed and two bathroomed accommodation, which features particularly generous ground floor accommodation on pleasant corner plot within this highly regarded location. NO CHAIN.

Mountbatten Avenue

Located just off Glasshouse Lane is a popular and established residential location of individually styled detached properties of varying styles and types, being conveniently sited within easy reach of the town centre and an excellent range of facilities and amenities including local shops, schools for all grades and a variety of recreational facilities, close to nearby Kenilworth Wood of note. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 30 Mountbatten Avenue which is an opportunity to acquire a well maintained, modern, detached family residence providing spacious four bedroomed and two bathroomed accommodation, featuring particularly generous ground floor accommodation which provides additional breakfast room and study to the dining room and lounge. The property occupies a pleasant corner position which includes double garage and additional parking and has been well maintained by the present owners to a good standard, however with some scope for improvement and potential extension (subject to the usual permission and consents). The property is also conveniently located for a number of work centres including Kenilworth, Coventry, Leamington, Warwick and access to the motorway and local railway station. The agents consider internal inspection to be essential for the size, situation and standard of presentation to be fully appreciated.

In detail the accommodation comprises:-

Ground Floor

Enclosed Storm Porch

Being upvc framed sealed unit double glazed with tiled floor leading to the...

Reception Hall

With staircase off, turned balustrade, coving to ceiling, double radiator, under stair cupboard.

Cloakroom/WC

With low flush WC, wash hand basin, tiled splashback, radiator.

Lounge

18'6" x 11'3" (5.64m x 3.43m)

With Adam style fireplace with marble insert and hearth, gas real flame effect fire and connection, TV point, double radiator, twin timber panelled doors leading to the...

Dining Room

11'3" x 10' (3.43m x 3.05m)

With sliding patio doors overlooking rear garden, radiator, glazed sliding door to serving hatch to kitchen.

Study

11'6" x 5' (3.51m x 1.52m)

With double radiator.

Fitted Kitchen

11' x 8'9" (3.35m x 2.67m)

With extensive range of timber faced base cupboard and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, built-in Siemens stainless steel oven, microwave, four ring ceramic hob unit with extractor hood over, flanked by the high level cupboards, inset single drainer stainless steel sink unit with mixer tap, concealed pelmet lighting, tiled floor, built-in dishwasher.

Breakfast Room

6' x 8' (1.83m x 2.44m)

With further matching base cupboard and drawer units and high level units with inset work surface, incorporating glazed fronted display units, downlighters, radiator.

Utility Room

8' x 4'6" (2.44m x 1.37m)

With base cupboard and drawer units, rolled edge work surfaces, stainless steel sink unit, tiled splashbacks, fitted shelves, glazed panelled rear door and Vaillant gas fired central heating boiler, access to garage.

Stairs and Landing

With airing cupboard with lagged cylinder and immersion heater.

Bedroom One

11'4" x 16'7" (3.45m x 5.05m)

With range of built-in wardrobes with mirrored sliding doors, hanging rail and shelves.





En-Suite Shower Room/WC

8' x 4'9" (2.44m x 1.45m)

Being fully tiled with shower cubicle with Mira shower unit, pedestal basin, low flush WC.

Bedroom Two

14'6" x 8' (4.42m x 2.44m)

With two radiators.

Bedroom Three

14'2" x 8'10" (4.32m x 2.69m)

With two double built-in wardrobes, hanging rails, shelves, cupboards over, radiator.

Family Bathroom/WC

7'6" x 5'6" (2.29m x 1.68m)

Being tiled with coloured suite comprising panelled bath, pedestal basin, low flush WC, Mira shower unit, shower rail and curtain, radiator.

Bedroom Four

10'11" plus w'robes x 10'0" max (3.35m plus w'robes x 3.07m max)

With two double built-in wardrobes, hanging rails, shelves, cupboards over.

Outside

The front garden comprises shaped lawn, flower borders, bounded by established hedge with outside lighting, pedestrian side access leads to the pleasant rear garden with shaped lawn, patio, established flower borders, bounded by close boarded fencing with built-in barbeque, water feature and additional sun terrace.

Semi-Integral Garage

16'6" x 16'8" (5.03m x 5.08m)

The property occupies a pleasant position within Mountbatten Avenue, on a corner plot with block paved drive providing ample parking for two cars leading to the semi-integral garage with twin up-and-over doors, electric light, power point, personal door, storage facility within the eaves.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band G.

Location

Proceeding north out of Leamington Spa via the A452 Kenilworth Road. On entering Kenilworth follow the one way system taking the left hand turn into Birches Lane, onto Glasshouse Lane taking the left hand turn in Heyville Croft and left into Mountbatten Avenue whereupon the property will be found located on the right hand side.

Mountbatten Avenue

Off Glasshouse Lane

Kenilworth

CV8 2PY



- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Ground Floor

Approx. 92.3 sq. metres (993.2 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.3 sq. feet)



Total area: approx. 157.4 sq. metres (1694.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact