



**Dalehouse Lane**  
**Kenilworth , CV8 2EP**  
**Asking Price £190,000**





DETAILS

\*NO UPWARD CHAIN\* Well presented two bedroom ground floor maisonette located in the sought after area of Kenilworth.

Accommodation comprises in brief;

Entrance Hallway

Carpeted with storage cupboard with doors to:

Lounge

12'5" x 12'1" (3.8 x 3.7)

Carpeted and neutrally decorated with decorative fire place. Double glazed window overlooking the rear of the property.

Kitchen

12'5" x 7'6" (3.8 x 2.3)

Tiled flooring with both base and cupboard units. Gas connection for a cooker and plumbing for a washing machine in place. Baxi Combi boiler is located in the kitchen. UPVC door opening up onto the rear garden.

Bedroom One

12'1" x 9'10" (3.7 x 3.0)

Carpeted and neutrally decorated. Double glazed window overlooking the front of the property.

Bedroom Two

12'1" x 9'10" (3.7 x 3)

Carpeted and neutrally decorated. Double glazed window overlooking the front of the property.

Bathroom

5'10" x 5'6" (1.8 x 1.7)

Fully tiled with white bathroom suite comprising; toilet, pedestal sink, bath and Triton shower overhead.

Garden & Parking

There is a private patio garden covering the full width of the rear of the property. The garden is fully enclosed with fencing and there is gated access to a private road with

shared parking. There is also a single garage included in the title of the property accessible from the private road.

FURTHER DETAILS

The property benefits from gas central heating and double glazing throughout the property.

As the property has been rented previously. it has been well maintained with all applicable safety certificates to ensure the property is gas and electrically safe.

The property currently has some furniture and white good which can be removed or left depending on buyer preference.

LEASEHOLD INFORMATION

This property is a leasehold property with 937 years left on the lease. The ground rent is £10 per annum. There is no service charge.

INVESTMENT OPORTUNITY

The property is being offered with vacant possession.

If you were looking to rent the property then we would estimate the achievable rent to be in the region of £950PCM to £1,000PCM. With this area attracting a high rental demand for all tenant types.

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

