



**Dalehouse Lane
Kenilworth , CV8 2EP
Asking Price £195,000**

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. Fitted carpet with curtains and blinds

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 with curtains and blinds. Double glazed window overlooking the front of the property

Bedroom Two

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

Carpeted and neutrally decorated with curtains and blinds. 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 recently installed 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.

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 £1,050PCM. With this area attracting a high rental demand for all tenant types.

DISCLAIMER

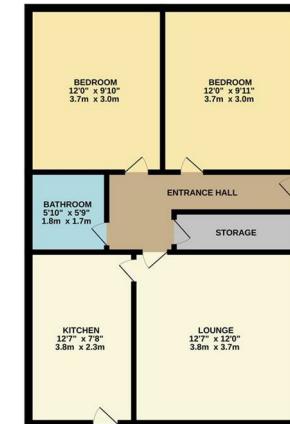
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MONEY LAUNDERING

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.

GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



GROUND FLOOR MANSIONETTE
TOTAL FLOOR AREA: 601 sq.ft. (55.9 sq.m.) approx.
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should not be relied upon for any purpose. Prospective purchasers should make their own arrangements to verify the details of the property before purchase. The service, systems and appliances shown have not been tested and are given without warranty. C02

