



Ebourne Close, Kenilworth

Offers Over £190,000

- One Bedroom Freehold House
- Living Dining Room
- Refitted kitchen With Appliances
- Refitted Bathroom
- Electric Central Heating
- Comprehensively Refitted And Immaculately Presented
- Energy Rating D - 64
- Large Double Bedroom
- Allocated Parking
- Warwick District Council Tax Band A

Ebourne Close, Kenilworth, CV8 2QG

This charming one-bedroom freehold house is located in a popular development near Kenilworth Railway Station and within walking distance of the town centre. The property has been thoroughly refurbished and features new double glazing and electric central heating.

The layout includes an open porch, a living/dining room, a newly fitted kitchen, and a custom-designed staircase. The double bedroom comes with two built-in wardrobes. The bathroom has also been updated, and there's a spacious storage loft with lighting.

Additionally, the property boasts an attractive front garden and off-road parking. An internal inspection is highly recommended.



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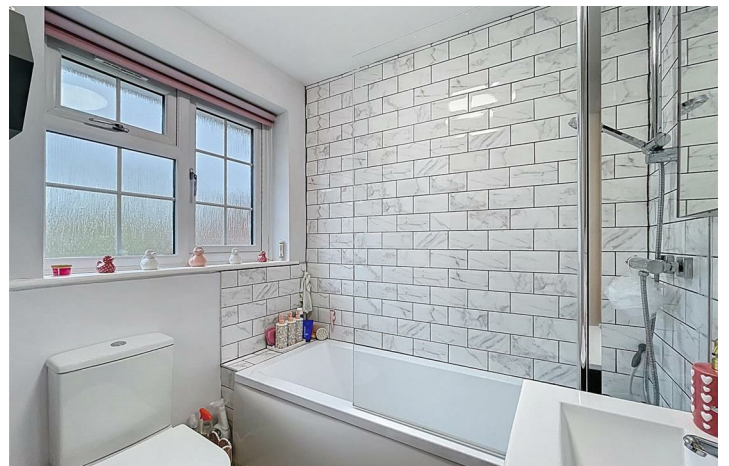


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D - 64

Council Tax Band: A



Approach

Over a paved pathway to an open storm porch with quarry tiled floor, useful storage cupboard housing the electric meters with storage below, upvc double door into the

Living/Dining Room

Featuring three multi-paned replacement double-glazed windows on two elevations, this space includes a television point, radiator, ceiling light, smoke alarm, and ample space for a dining table, with an opening leading to the

Refitted Kitchen

The kitchen has been comprehensively refurbished with a dark blue palette featuring base and wall units. It includes quartz-effect, square-edged work surfaces and a single-drainer cream composite sink with a mixer tap. The splashback is adorned with brick bond-style ceramic tiles. Appliances include a Hotpoint induction hob and a Beko under-counter fan-assisted oven and grill. There is space for a large upright fridge freezer and plumbing for a washing machine. The kitchen also features LED ceiling lights, ceramic tiling on the floor, and a double-glazed window at the front.

Study Area

With a custom-built desk, stairs to the first floor, leading to a landing that opens to the

First Floor Landing

This room features a ceiling light, a smoke alarm, and a wall-mounted central heating thermostat, as well as a door.

Double Bedroom

A spacious double room featuring double-glazed windows at the front and side, a radiator, a television point, a built-in single wardrobe with hanging space and shelving, a further double wardrobe with hanging space and a shelf, and access to an insulated loft with light.

Refitted Bathroom

The bathroom features a newly fitted three-piece white suite, including a low-level W.C., a vanity wash hand basin with a cupboard underneath, and a central chrome mixer tap. It also has a panelled bath with a central chrome mixer tap and shower attachments. The splashback is adorned with brick bond-style ceramic tiles, and the flooring is cushioned. Additionally, there's a wall-mounted mirrored vanity cabinet, a heated chrome towel rail, and an opaque double-glazed window facing the front.

Outside

To the front of the property, there is a lawned front garden, to the side is a further area with hard standing for bin storage, and pathway leading to the parking bays.

Parking

The is designed parking to the rear.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

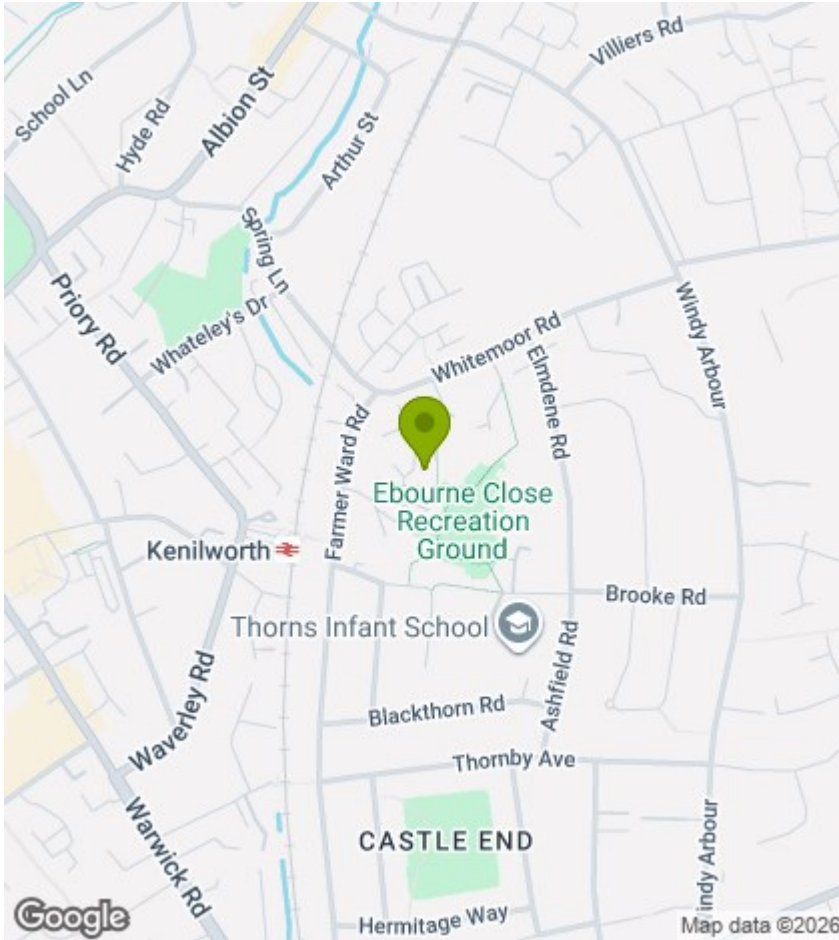
EE
Vodafone
Three
O2
Broadband

Basic
2 Mbps
Superfast
47 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

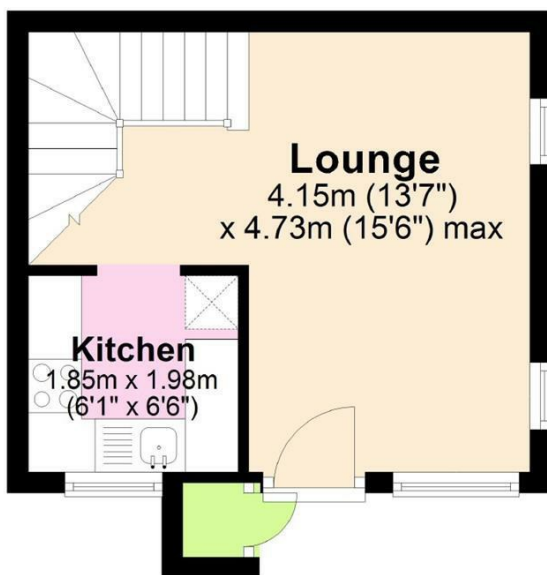
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

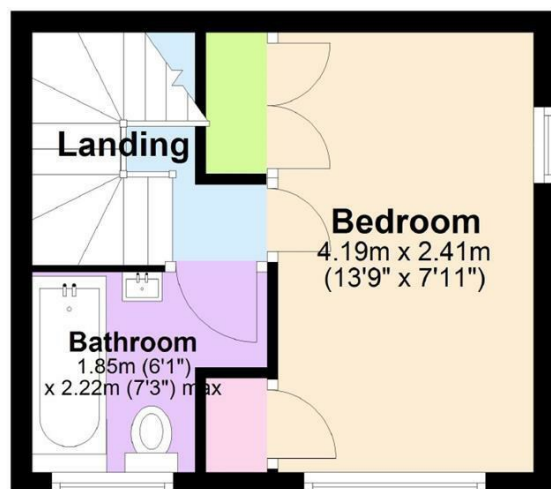
Ground Floor

Approx. 20.0 sq. metres (215.6 sq. feet)



First Floor

Approx. 19.6 sq. metres (211.2 sq. feet)



Total area: approx. 39.7 sq. metres (426.8 sq. feet)