atkinsonstilgoe.co.uk

Atkinson Stilgoe

for sale

offers over **£400,000**



Bridge Street, Kenilworth, CV8 1BP.

Charming two-bedroom character cottage on sought-after Bridge Street, with stunning Abbey Fields views, private gated front garden, fireplace, kitchen dining room, en suite bathroom and a shower room. Ideally located within walking distance of Kenilworth town centre and countryside walks.



Bridge Street Kenilworth CV8 1BP

Approach

Gated access with pathway leading to front door surrounded by well kept borders through to sitting area overlooking Abbey Fields

Entrance Hall

Small entrance hall with access leading to living room and kitchen dining room in addition to downstairs shower room

Living Room

Character filled living room with exposed beams, fireplace and double glazed patio door with views to the front. A separate small hallway leads to upstairs. To the left is a tall glazed roofed storage cupboard, ideal as small study, utility or useful storage cupboard for household belongings.

Kitchen/ Breakfast Room

Open style kitchen/ breakfast room with AGA Rayburn cooker, Belfast sink with hand built storage cupboards either side and Welsh slate floor.

Main Bedroom

Double bedroom with ample built-in wardrobe space, exposed beams, small open feature fireplace, character features and views to front aspect of property.







En Suite

En suite bathroom with bath and shower attachment, wc and wash basin

Bedroom 2

Generously sized bedroom overlooking front aspect of the property with feature fireplace

On Street Parking

Parking options are available in the neighbouring streets and Abbey fields car park where permits are available. Speak to agent with regards to current parking arrangements

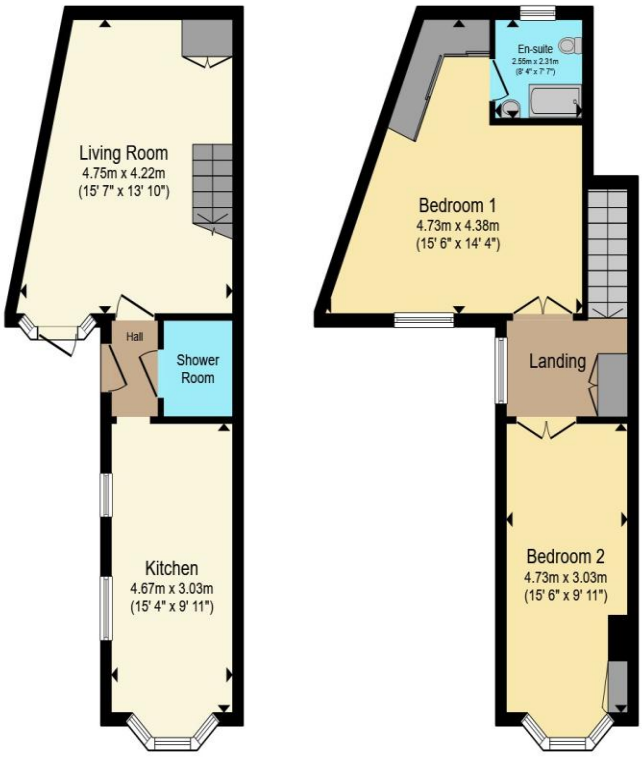
Front Garden

Privately enclosed front with sitting area, perfect for enjoying summer evenings and watching the world go by.

Buyer Aml Payments

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor **First Floor**

Total floor area 87.8 m² (946 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
KENILWORTH CV8 1HN

Property Ref: KEN305593 - 0008

Tenure:Freehold EPC Rating: E

Council Tax Band: D

view this property online atkinsonstilgoe.co.uk/Property/KEN305593

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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