BOOTHROYD
& Company

Dencer Drive, Kenilworth

Offers In The Region Of £279,950

- Refitted Two Bedroom Modern Terraced House
- Living Room With Feature Staircase
- Quality Dining Kitchen With Integrated Appliances
- Luxury Villeroy & Boch Shower Room
- Low Maintenance Landscaped Rear Garden With Rear Parking
- Canopy Porch
- Energy Rating C - 74
- Two Double Bedrooms
- Gas Central Heating & Modern Double Glazing
- Warwick District Council Tax Band C

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

sales@boothroyd.co.uk
www.boothroyd.co.uk

Dencer Drive, Kenilworth, CV8 2RU

A very well appointed two-bedroom mid terraced property located in a popular residential position being in close walking distance of Kenilworth School, local bus routes and convenience stores. This would make an ideal first time buy, downsize or investment purchase with a projected income of £1,200 per calendar month and offers; canopy porch, living room with feature staircase, quality refitted dining/kitchen with integrated appliances, first floor landing, two bedrooms one with fitted wardrobes, three piece luxury Villeroy and Boch shower room, outside low maintenance paved landscaped rear garden and a pleasant view across a communal green to the front. The property benefits from modern double glazing, gas central heating and viewing is highly recommended.

2 1 1 C - 74

Council Tax Band: C

Approach
Approached over a pathway to a new composite front door with frosted glazed glass and pitched tiled canopy porch leading into

Lounge
With double glazed window to front, stairs rising to first floor landing, central ceiling light, range of double power points, t.v. aerial, radiator, new oak staircase with black metal spindles and matching additional handrail.

Refitted Dining Kitchen
Comprehensively refitted with a range of matching cream shaker style base and wall units with 30mm quartz work surfaces with matching up-stands and windowsill, one and a half bowl stainless steel Franke sink with Franke mixer tap, integrated Neff under counter fan assisted oven and grill with four ring Neff induction hob with concealed illuminated extractor hood over, Neff microwave, fridge/freezer and Siemens slimline dishwasher and integrated Bosch washing machine, glass splash back with LED under pelmet lighting, radiator, ceramic tiled floor, space for breakfast table, LED downlighters, double glazed window and door to rear garden.

First Floor Landing
With central ceiling light, access to insulated loft space, banister rail, panelled door to

Double Bedroom One
With radiator, glazed window to front, central ceiling light, built-in spacious double wardrobe with hanging rail and shelf over, panelled door to airing cupboard housing the Glow- Worm Ultracom Combi Boiler servicing the hot water and central heating with a range of slatted shelving.

Double Bedroom Two
Radiator, glazed window overlooking rear, central ceiling light.

Refitted Shower Room
Luxury fitted three piece Villeroy and Boch white suite with wall hung w.c, vanity wall hung wash hand basin with cupboard below and central mixer tap, large walk in shower enclosure with mains fed shower with chrome fittings and attachments, porcelain tiles to floor and walls, extractor fan, ceiling light, mirrored vanity cabinet, heated towel rail.

Rear Garden
Professionally landscaped with timber canopy, polycarbonate roof, outside tap and power point, Indian sandstone patio, timber shed, rear gate with allocated parking for one car to the rear.

Front
To the front of the property there is a central path with slate chippings to the front door and a pleasant open aspect over a green.

Tenure
The property is freehold.

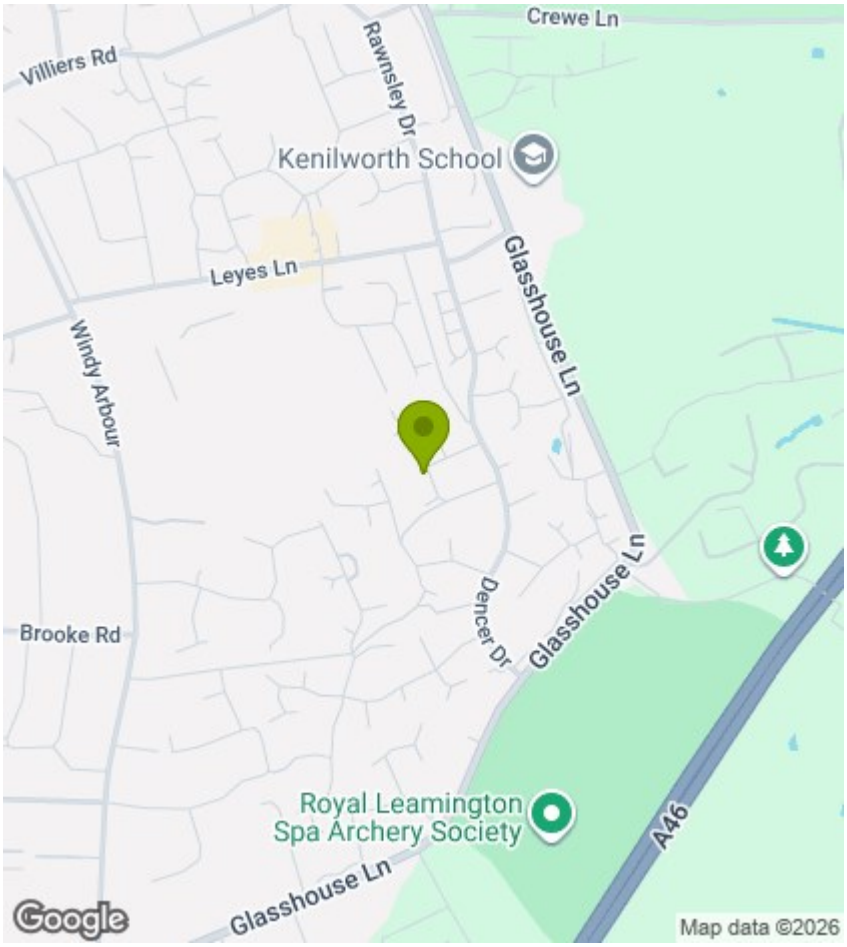
Services
All mains services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
3 Mbps
Superfast
78 Mbps
Ultrafast
1800 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

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

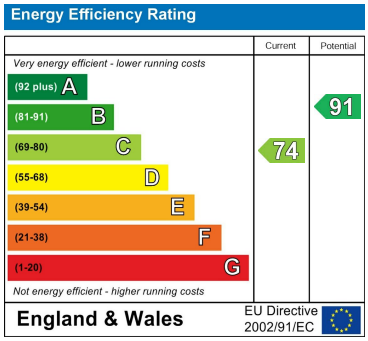


Viewings

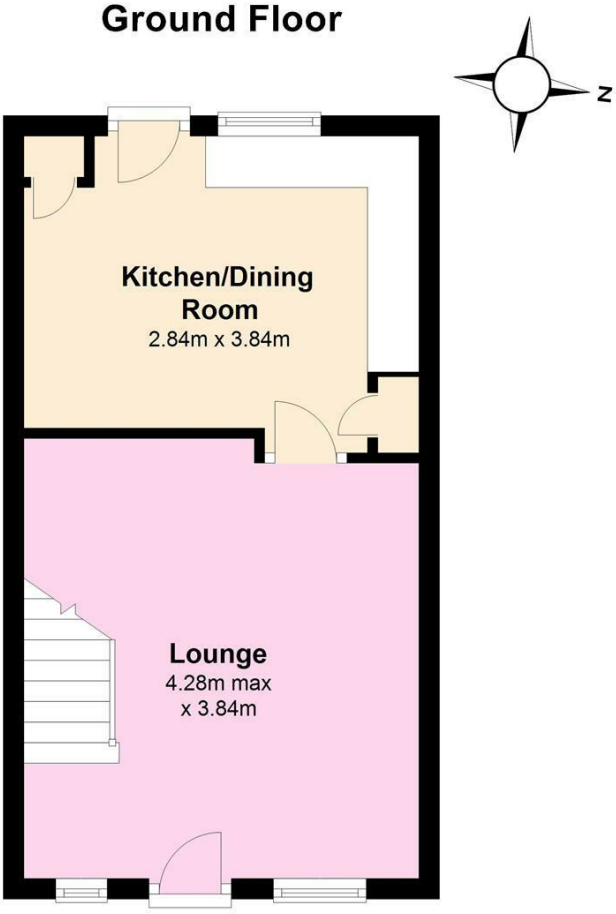
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

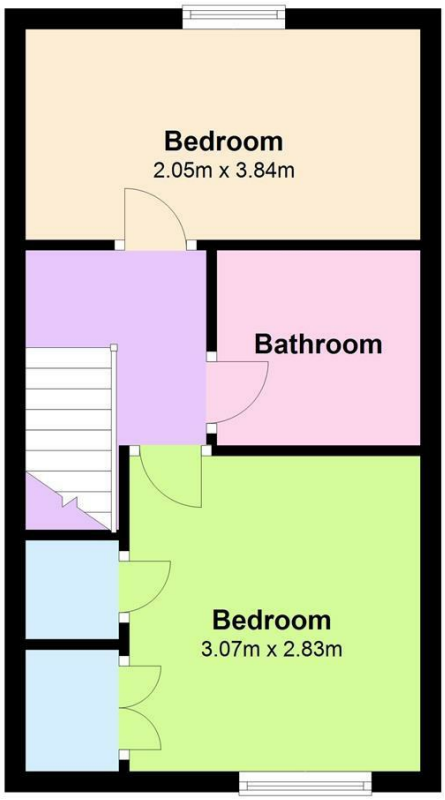
C



Ground Floor



First Floor



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