



## Denton Close, Kenilworth, Warwickshire. CV8 1BJ

£995 PCM

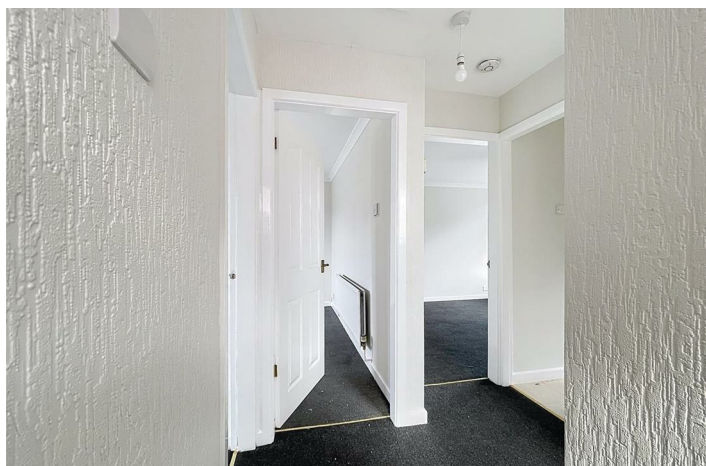
- Two Bedroom First Floor Maisonette
- Refitted Shower Room
- Gas Central Heating System
- Redecorate & Recarpeted Throughout
- Available NOW
- Kitchen with Appliances Included
- EPC Rating D - 68
- Private Rear Garden And Garage En Bloc
- Double Glazing Throughout
- Warwick District Council Tax Band B

## Denton Close, CV8 1BJ

A two bedroom first floor maisonette on the Castle side of Kenilworth. The property has been recarpeted and redecorated throughout and offers; entrance porch, hallway, lounge, two bedrooms, fitted kitchen with appliances, shower room, single garage en-block and a private rear garden. Available NOW UNFURNISHED.

 2  1  1  D - 68

Council Tax Band: B



## **Hallway**

Stairs rise to the first floor landing with a window at the top of the stairs. UPVC entrance door. All doors lead off.

## **Lounge**

Window to the fore and a double radiator.

## **Kitchen**

Fitted with beech fronted units. Base units have a roll oozed worksurface with an inset composite sink with mixer tap and set beneath the window to the rear. washing machine, fridge freezer and a built in electric oven with a four ring gas hob and extractor. Pantry cupboard and tiled splashbacks.

## **Bedroom One**

Window to the rear and a radiator.

## **Bedroom Two**

Laminate flooring, window to the fore and a radiator.

## **Shower Room**

Corner shower cubicle, pedestal wash hand basin and a close coupled wc. Tiled splashbacks, frosted window and a radiator.

## **Garage En Bloc**

There is a garage en bloc



### 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 69        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

