



1 Fieldgate Lane, Kenilworth – CV8 1BT

£275,000 Freehold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Set on the highly sought-after Fieldgate Lane in the heart of Kenilworth's Old Town, this charming two bedroom end terrace cottage puts you right in the centre of everything. Just a short stroll from Abbey Fields, The Cross Michelin star restaurant, and a range of independent pubs, cafes, and shops, the location is hard to beat.

The cottage comprises a cosy square living room with fireplace and shutters, a good sized kitchen with space for a small table (appliances included), and a handy lean-to utility room for extra storage. Upstairs, you will find two bedrooms, while the newly refitted and extended bathroom is located downstairs and features stylish navy blue metro tiles and a crisp white suite.

The property benefits from double glazing, central heating, a new boiler in 2024, and up-to-date EICR and Gas Safety certificates. It is in good working order, having been let for a short period, and is available with no onward chain, though some internal decoration would really make it shine.

Outside, there is a private south-west-facing walled garden, perfect for relaxing or entertaining, with a lawn and brick-built storage. Hardly on the end of this terrace, unlike



- › Two bedroom end terrace character cottage on one of the best roads in Kenilworth
- › Fieldgate Lane, in the heart of Old Town
- › South West facing private walled garden with lawn and brick built storage
- › Newly refitted, extended and stylish bathroom
- › Cosy square living room with gas fireplace and shutters
- › Good sized kitchen with space for a small table and appliances included
- › Pubs, restaurants, train station, bus routes and Abbey Fields all a short walk
- › Available with no onward chain
- › Double glazing and central heating

