



BOOTHROYD
& Company



Arlidge Crescent, Kenilworth

Asking Price £195,000

- Corner Mews House
- Fitted High Gloss Kitchen With Appliances
- Double Glazing Throughout
- Private Rear Garden With Patio
- Attractive Cul-De-Sac Location
- One Double Bedroom & Bathroom With Shower
- EPC Rating D - 57
- Electric Panel Heating
- Private Driveway & Hardstanding
- Warwick District Council Tax Band B

Arlidge Crescent, Kenilworth, CV8 2NS

A one bedroom corner mews house located within this quiet cul-de-sac on Knights Meadow, Kenilworth. The property is a rear corner so enjoys a door from the lounge into the private rear garden.. The accommodation comprises a canopied porch, hallway with stairs off to the first floor, kitchen with appliances and high gloss units. On the first floor is a double bedroom and family bathroom with shower and a large storage cupboard. Lawned rear garden with patio and a driveway that provides hardstanding. Available with no onward chain.



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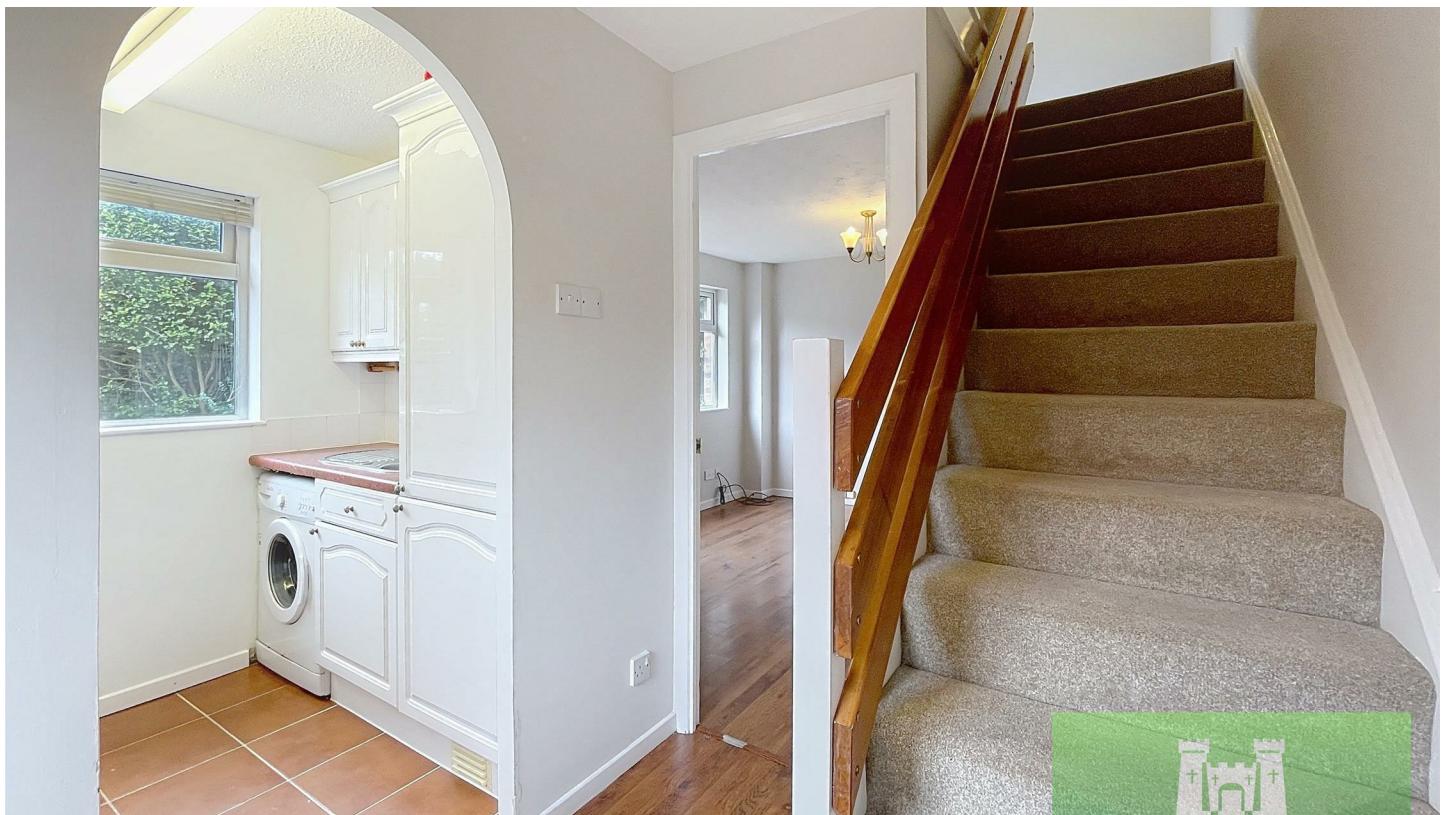


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D - 57

Council Tax Band: B



ENTRANCE

Accessed across a paved pathway that leads to the Georgian style entrance door with canopy over.

HALLWAY

Stairs to the first floor landing, laminate flooring, panel heater and doors into

FITTED KITCHEN

1.80 x 2.17 (5'11" x 7'1")

Fitted with a range of high gloss units to wall and base. The base units have a marble effect roll topped worksurface over with an inset single drainer sink unit. Tiling to splashbacks and floor, double glazed window to the rear and a built in fridge freezer, washing machine and a double oven and hob.

LOUNGE

3.62 x 3.68 (11'11" x 12'1")

Understairs storage cupboard, double glazed window and door onto the garden and patio. Laminate flooring, shelving and panel heater.

LANDING

Access to loft void, large walk in cupboard and doors off to

BEDROOM

2.67 x 3.95 (8'9" x 13'0")

Double glazed window to the rear, panel heater and a built in double wardrobe and airing cupboard.

BATHROOM

1.81 x 1.90 (5'11" x 6'3")

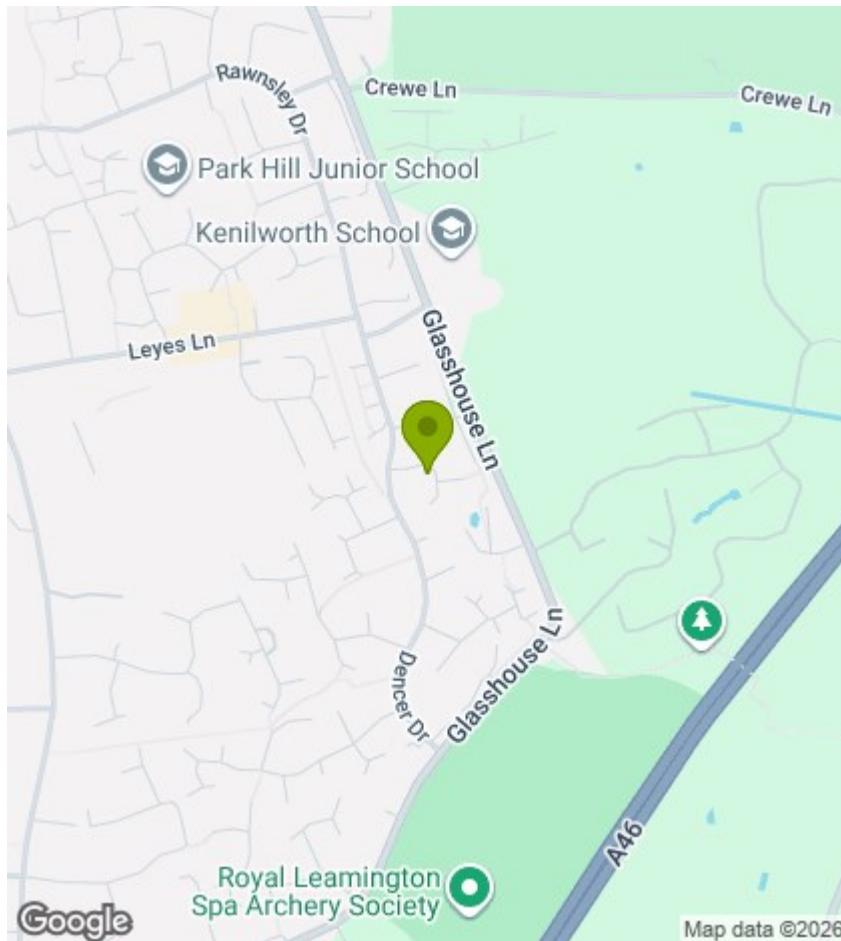
Fitted with a white suite that comprises a panelled bath with electric shower over, pedestal wash hand basin and a close coupled wc. Tiling to splashbacks, frosted double glazed window to the rear and an extractor fan.

DRIVEWAY

Directly behind the garden is a private driveway offering hardstanding.

PRIVATE REAR GARDEN

With a paved pathway and patio, side gated access and mainly laid to lawn.



Viewings

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

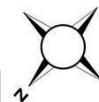
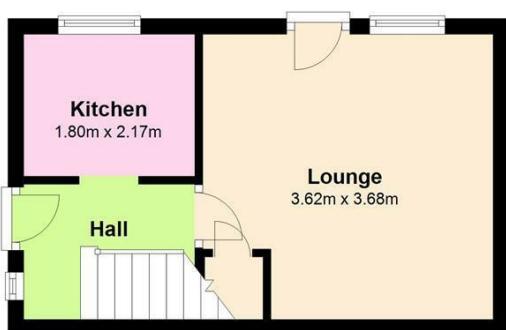
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	57	
(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. 21.5 sq. metres



First Floor

Approx. 21.8 sq. metres



Total area: approx. 43.3 sq. metres