BOOTHROYD
& Company

New Street, Kenilworth

£260,000

- Two Bedroom Mid Terrace Cottage
- Rear Parking and Large Single Garage
- Southerly Facing Garden
- EPC Rating C - 76
- Cellar
- Old Town Location
- Recently Installed New Boiler
- Conservation Area
- Fitted Kitchen
- Warwick County Council Tax Band - C

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

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

New Street, Kenilworth, CV8 2EZ

A unique opportunity to purchase this charming two double bedroom mid-terraced cottage situated in the heart of the Old Kenilworth Conservation area with in walking distance to Abbey Fields and all the Old High Streets' amenities. Benefitting from parking & rear garage with a generous lounge/dining room and fitted kitchen with stunning outlook over the southerly facing garden. With cellar, landing, two double bedrooms with in-built storage and three piece bathroom. The property has been kept in immaculate condition with a recently installed new boiler has no onward chain.

2 1 1 C - 76

Council Tax Band: C

Approach
Step to timber paneled door with traditional knocker and brass vertical letter box set against painted exposed brickwork.

Fitted Kitchen
Fitted with a range of wall and base units with rollover worktop, quarry tiled floor, ceramic tile splashback, inset stainless steel sink with chrome mixer tap and drainer positioned beneath a rear-facing window, Integrated appliances include a four ring gas stove hob and built-in eye level double oven, with additional space and plumbing for washing machine/dryer and undercounter fridge/freezer. To the rear, there is a part-glazed Upvc stable door providing direct access to the garden.

Lounge/Diner
A well-proportioned living room large enough to accommodate both lounge seating and a dining area featuring a range of character elements, The main focal point is a exposed brick chimney breast with an inset living flame gas affect fireplace set on a raised hearth. There are built-in alcoves and display niches within the brickwork, providing useful shelving space. With exposed timber beams, wall lights, dual radiators and dog leg stairs rising to the first floor and covered access to cellar below.

Cellar
With steps down to a small single chamber with slatted shelving and power, ideal for storage.

Landing
With access to void loft, airing cupboard with recently installed Worcester Bosch combi boiler with slattered shelving,

Double Bedroom One
A good sized room with central ceiling light, radiator, fitted louvre wardrobes with hanging rail and shelving, window overlooking the front elevation.

Bathroom
Comprising a low-level WC and a pedestal wash hand basin set beneath a wall-mounted mirror. Fitted with an extractor fan, central ceiling light and heated chrome towel radiator. A panelled bath features an electric shower over, complete with a fitted shower rail and curtain, and is complemented by a full-height ceramic tiled splashback.

Double Bedroom Two
With window to the fore overlooking rear garden with central ceiling light, radiator, fitted louvre wardrobes with hanging rail and shelving.

Rear Garden
A well manicured southerly facing garden with steps down to lawn with pleasant seating area and stone pathway with established planting to boarders. Enclosed by timber panel fencing, outside courtesy lighting, cold water tap and small water feature pond. Upvc glazed door into

Large Single Garage
To the rear of the property is hardstanding for one vehicle. Accessed from further along New Street. There is a rear garage to the property with an up and over door and power and lighting with access through to the rear garden.

Tenure
The property is Freehold.

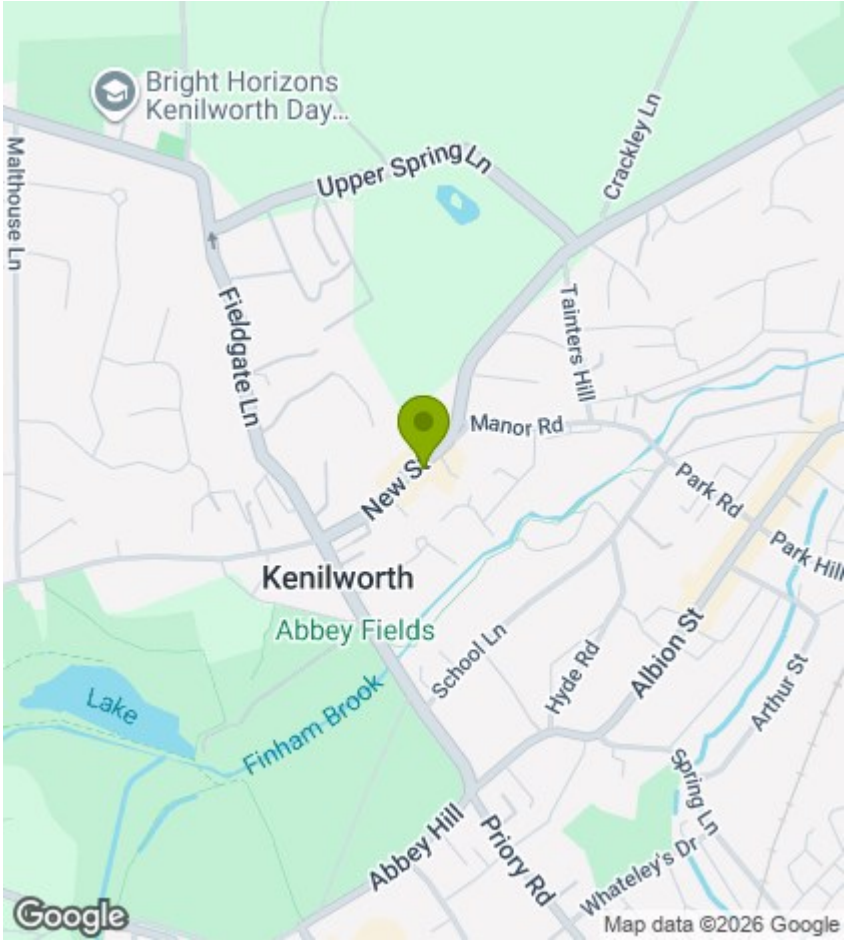
Services
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
14 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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

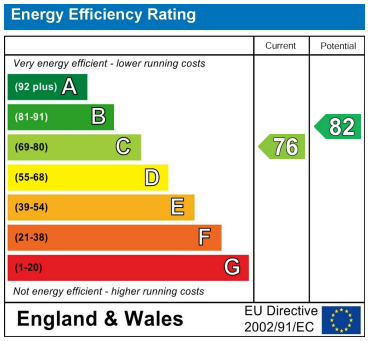


Viewings

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

EPC Rating:

C



Total area: approx. 83.9 sq. metres (903.1 sq. feet)

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