BOOTHROYD
& Company









Redfern Avenue, Kenilworth

£1,400 Per Month

- Immaculate Three Bedroom Terraced House
- Modern Bathroom With Thermostatic Shwer
- Double Glazing & Gas Central Heating
- Ground Floor Cloakroom & Lounge
- Available 5th January 2027
- Fitted Dining Kitchen With Appliances
- EPC Rating D - 68
- Low Maintenace Rear Garden With Shed
- Three Well Proportioned Bedrooms
- Warwick District Council Tax Band C

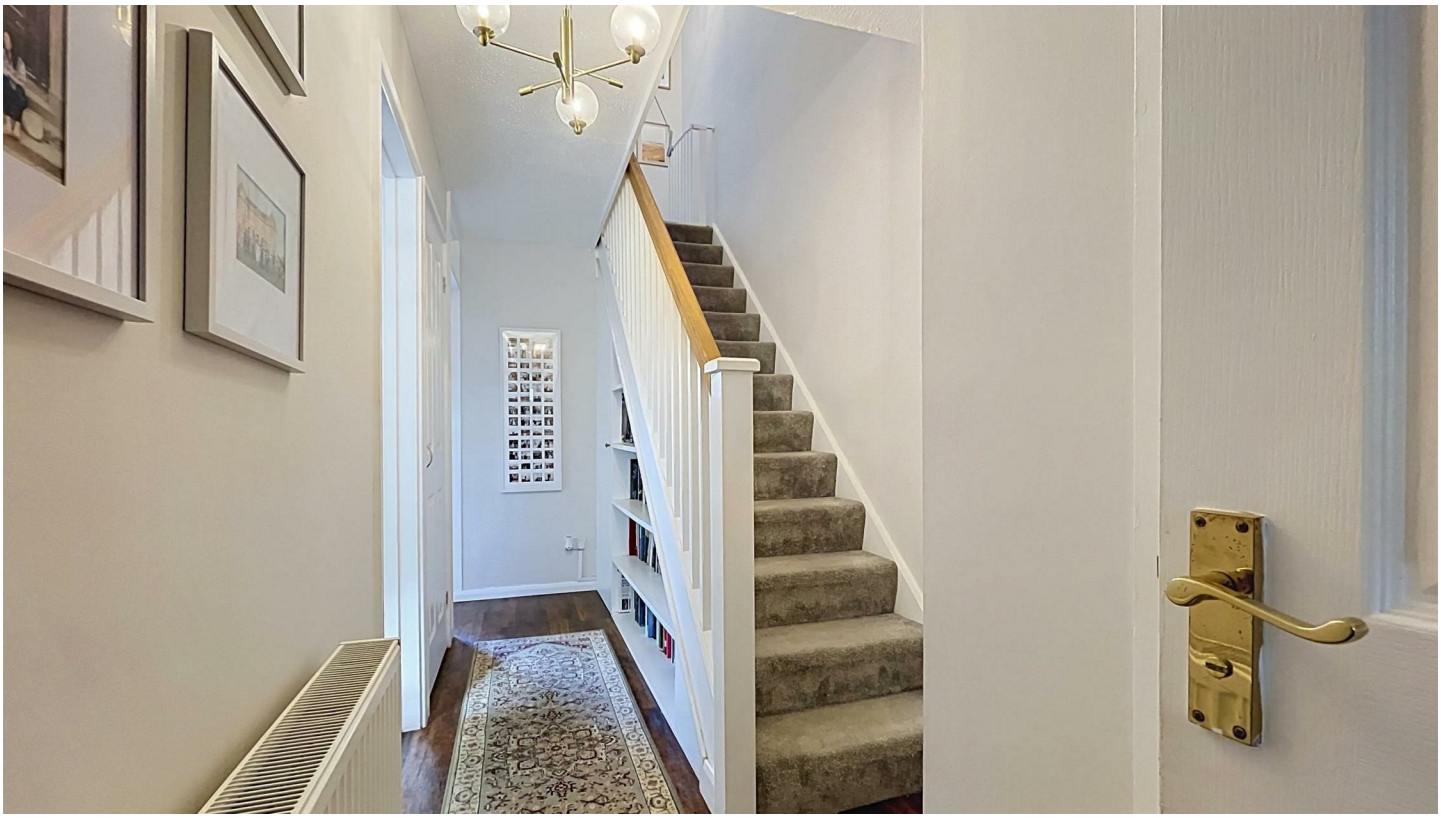
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01926 857244
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Redfern Avenue, Kenilworth, CV8 2NA

An immaculately presented three bedroom mid terraced house. Having a reception hallway, cloakroom and a front lounge with feature fireplace. To the rear is a large breakfast kitchen with shaker style units and appliances including a dishwasher, washing machine, fridge freezer and cooker and hob. On the first floor are three generous bedrooms, two with wardrobes and a modern family bathroom with thermostatic shower. The rear garden has a patio and artificial turf. Available 5th January 2027 UNFURNISHED.

3 1 1 D - 68

Council Tax Band: C







Hallway
Entered through a composite door and having laminate flooring, radiator, understairs storage cabinet. Two cupboards and doors off to:

Cloakroom
With a low flush wc and wash hand basin. Frosted window and a radiator.

Lounge
Having a window to the fore with a radiator beneath. The focal point provided by an Adams style fireplace with an electric stove.

Dining Area
Having laminate flooring, window and door onto the rear garden and a walk in pantry with an upright fridge freezer and shelving. The dining area opens into the kitchen.

Kitchen
Fitted with modern Shaker-style wall and base units, complemented by a black granite-effect roll-top work surface and tiled splashbacks. An inset composite sink with a monobloc tap is positioned beneath the rear window. Integrated appliances include a double oven, four-ring gas hob and extractor hood, together with a washing machine and slimline dishwasher.

Landing
Access a boarded loft with ladder, airing cupboard housing the combination boiler and doors off to

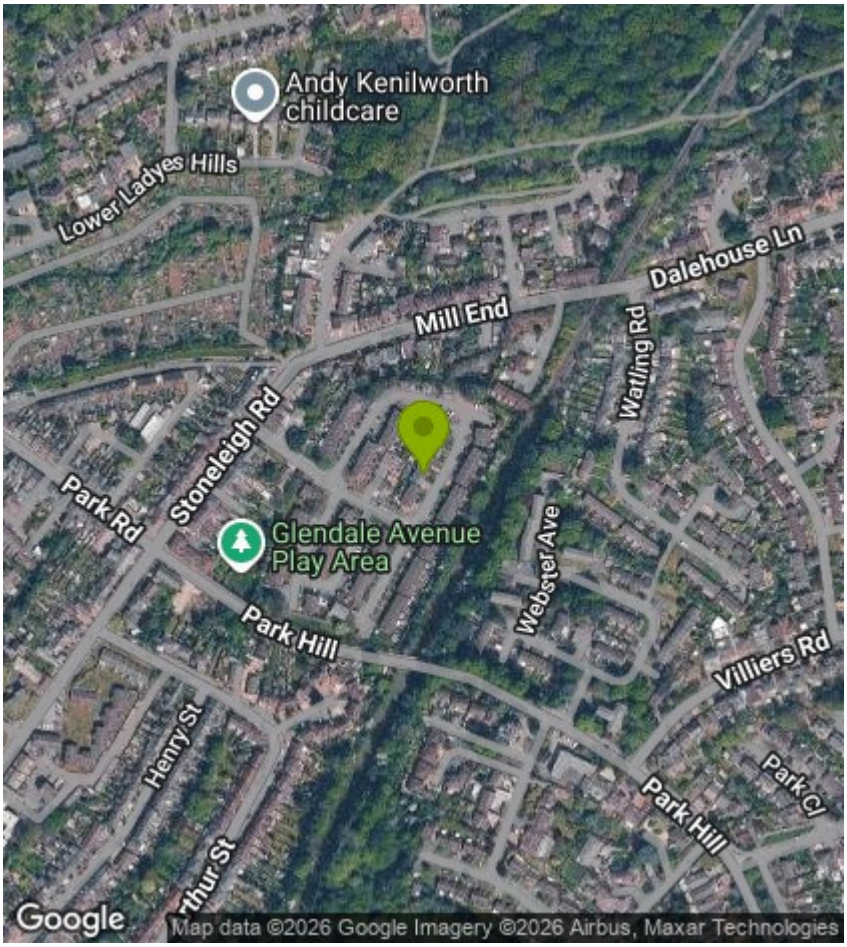
Bedroom One
Window to the rear with a radiator beneath.

Bedroom Two
Window to the fore with a radiator beneath. Bank of fitted wardrobes and wood panelling to one wall.

Bedroom Three
Window to the fore with. Radiator beneath and a torage cupboard.

Bathroom
With tiling to splashback and fitted with a white suite that comprises a P-shaped bath with a thermostatic shower and screen, close coupled wc and a pedestal wash hand basin. Frosted window and a chrome heated towel rail

Rear Garden
With a flagstone patio that leads onto the artificial lawn. Raised planters, large timber shed and a gated to the rear access.

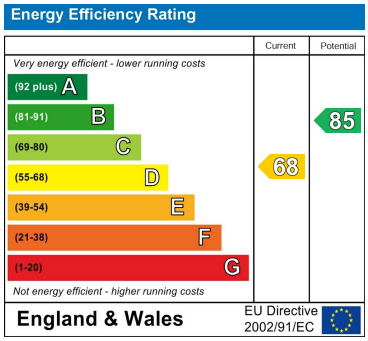


Viewings

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

EPC Rating:

D



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