



Beard Close | | Kenilworth | CV8 2RA

£419,995



KINGSWAY
ESTATE AGENTS

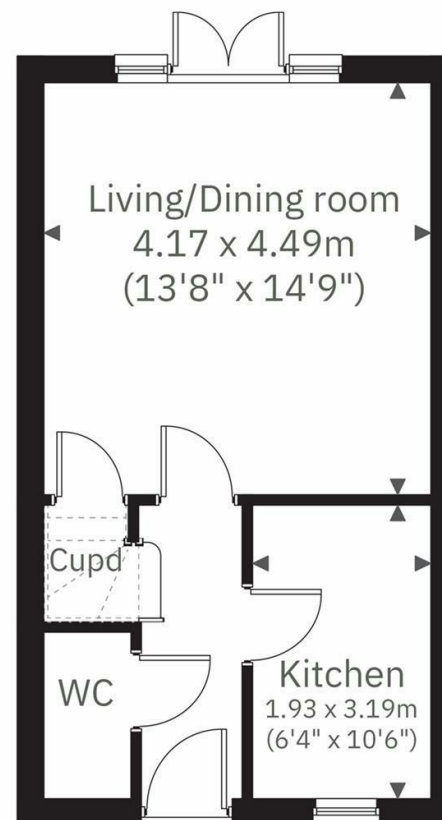
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UPGRADES WORTH OVER £13,000

Kingsway Estate Agents are delighted to present to the market this stylish three bedroom, semi detached residence, located within the prestigious and highly sought-after Kenilworth Gate development.

Upon entering, you are welcomed by an entrance hallway that leads seamlessly to a well-appointed kitchen, a contemporary cloakroom, and a stunning open-plan living/dining area which is thoughtfully enhanced by elegant French doors opening onto a private rear garden, creating a perfect setting for entertaining and family

- Three Double Bedrooms
- Two Bathrooms
- UPGRADES WORTH OVER £13,000
- EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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