BOOTHROYD
& Company









Reeve Drive, Kenilworth

£279,950

- Two Bedroom Mid-Terraced House
- Lounge
- Modern Dining/Breakfast Kitchen With Integrated Oven & Hob
- Modern Bathroom
- Allocated Parking For One Car Plus A Share Of Visitors Space
- Open Porch
- Energy Rating C - 75
- Two Double Bedrooms
- Private South Facing Rear Garden
- Warwick District Council Tax Band C

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www.boothroyd.co.uk

Reeve Drive, Kenilworth, CV8 2GA

A conveniently located and remodelled two bedroom modern terrace property. Within easy walking distance of Kenilworth Town Centre with its full range of facilities and amenities. This modern terrace property benefits from: canopy tiled porch, lounge, modern dining/kitchen, first floor landing, two bedrooms, three piece bathroom with shower, south facing low maintenance rear garden, parking for one vehicle plus the share of one further visitor space. The property is offered for sale with full double glazing, gas fired central heating and no upward chain. The property would make an ideal first time buy or investment property with a rental income of £1,250pcm. Viewing is advised.

2 1 1 C - 75

Council Tax Band: C







Entrance
Approached via a paved pathway to a timber and tiled pitched open porch with composite panelled and opaque leaded and frosted double glazed front door leading into the

Lounge
4.70m x 6.05m (15'5" x 19'10")
With inset matt well, wood laminate flooring, telephone point, radiator, double glazed window to front, stairs rising to first floor landing, temperature control clock for central heating and hot water, two wall light points, two ceiling lights, further radiator, useful under stairs storage area, wall mounted electric isolation unit, panelled door through to

Kitchen
2.64m x 3.55m (8'7" x 11'7")
Kitchen area comprehensively fitted with a range of matching white wood fronted base and wall units with black handles, wood block work surfaces, integrated Zanuzzi fan assisted oven and grill with four ring stainless steel gas hob with illuminated stainless steel extractor hood above, space and plumbing for washing machine, space for large upright fridge freezer, cupboard concealing the Potterton combination boiler servicing the hot water and central heating, two ceiling lights, vinyl flooring, double glazed window to rear with stainless steel single drainer sink unit with ceramic tiled splash backs, dining breakfast area with space for table and stable style rear wooden and glazed door into the garden, radiator, useful storage cupboard.

First Floor Landing
With matching white banister rail and spindles, access to insulated roof space, central ceiling light point, smoke alarm, paneled door through to

Double Bedroom One
3.17m x 2.89m (10'4" x 9'5")
With radiator, feature wall to one wall, double glazed window to front, central ceiling light point, panelled fronted double wardrobe and hanging rail and fitted shelf, panelled door to further single wardrobe with hanging rail and fitted shelf and further door to airing cupboard with radiator.

Bedroom Two
2.13m x 3.55m (6'11" x 11'7")
With central ceiling light point, double glazed window to rear, radiator, ceiling light.

Bathroom
With a three piece white suite with low level encased w.c vanity wash hand basin with cupboard below and central chrome waterfall tap, paneled bath with chrome mixer taps and mains fed shower over with chrome shower attachments, porcelain tiles to walls and floor with LED floor lighting, extractor fan, LED ceiling light, radiator.

Rear Garden
Fully enclosed by perimeter fencing to three sides, benefiting from a pleasant south facing rear aspect, on two levels, laid to low maintenance paving with stepped rail sleeper steps to a lawn with timber summerhouse, rear timber gate for bin access.

Outside
To the front of the property is a tarmacadam block edged space allocated parking for one vehicle plus share of one further visitor space.

Tenure
The property is freehold.

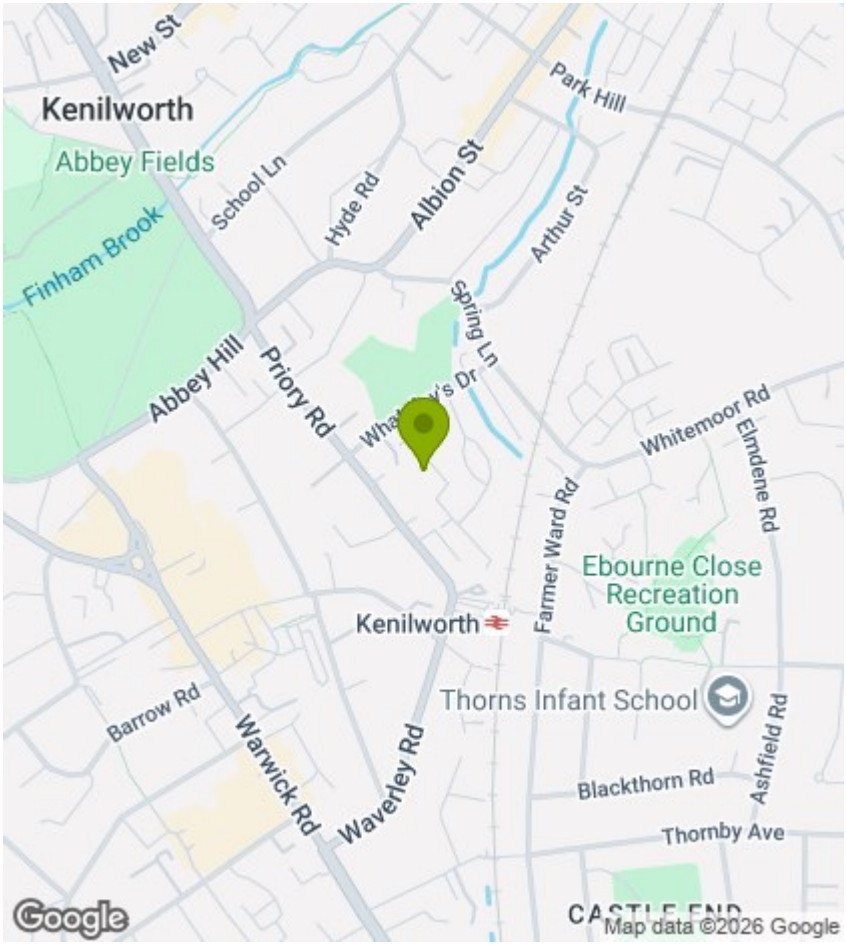
Services
All mains services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
14 Mbps
Superfast
80 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

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

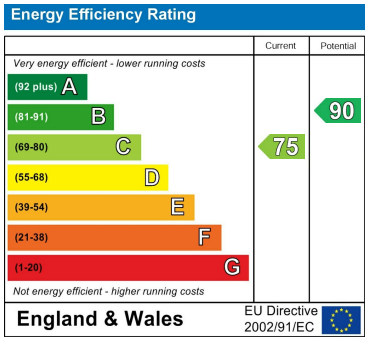


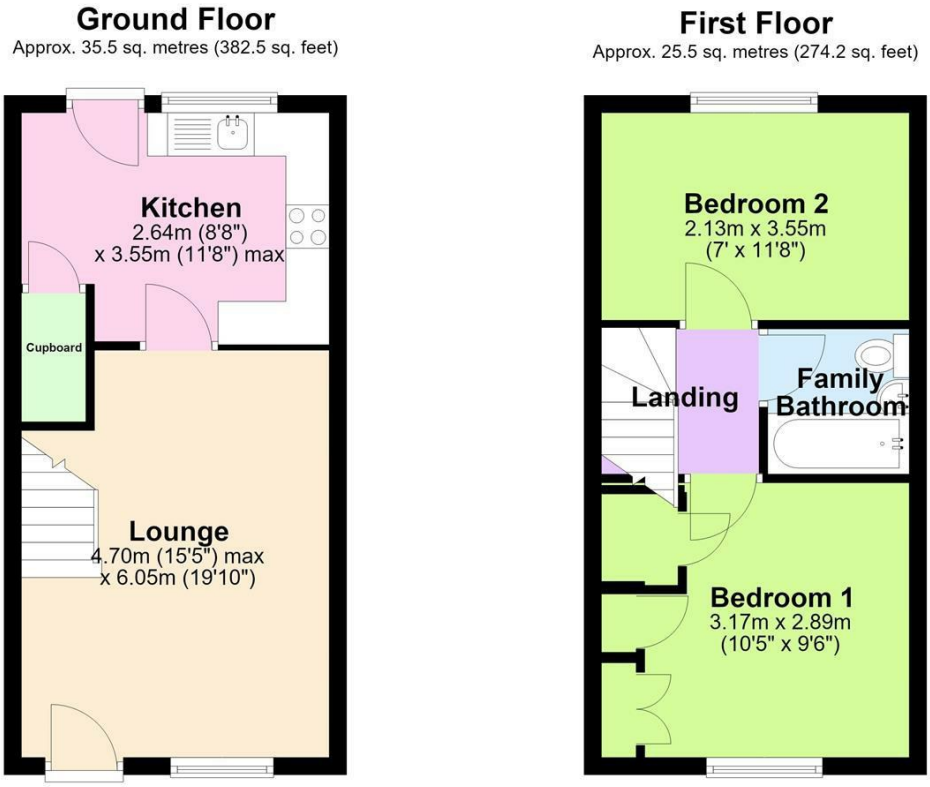
Viewings

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

EPC Rating:

C





Total area: approx. 61.0 sq. metres (656.6 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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