JULIE PHILPOT
RESIDENTIAL

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41 EBOURNE CLOSE, KENILWORTH, CV8 2QG

£950.00 PCM UNFURNISHED







41 EBOURNE CLOSE, KENILWORTH

CV8 2QG

FULL DESCRIPTION

A one bedroom end terrace property situated in a popular and convenient residential location, within easy walking distance of local shops, parks, the train station and town centre. The property offers practical accommodation arranged over two floors and benefits from double glazing throughout. The ground floor comprises a lounge/dining room and separate kitchen, whilst to the first floor there is a generously sized double bedroom and bathroom. Offered unfurnished with some white goods included. Available from mid December 2026.

CANOPY PORCH

With useful outside store. Door to:

LOUNGE/DINER

15' 6" x 13' 6" (4.72m x 4.11m)

A light and airy room with dual aspects, feature spiral staircase and laminate flooring,

KITCHEN

6' 5" x 6' 1" (1.96m x 1.85m)

Having a range of cupboard and drawer units with matching wall cupboards, stainless steel sink, four ring electric cooker, space for washing machine.

UNDER STAIRS AREA

With tall fridge/freezer.

FIRST FLOOR LANDING

With smoke detector.

DOUBLE BEDROOM
13' 6" x 7' 9" (4.11m x 2.36m)
With dual aspects, built in sliding door wardrobe, airing cupboard housing insulated hot water cylinder and access to roof storage space.

BATHROOM
7' 4" max x 6' (2.24m x 1.83m)
Having panelled bath with 'Triton' electric shower over, pedestal wash hand basin and low level w/c.

OUTSIDE

GARDEN
There is an small foregarden mainly laid to lawn.

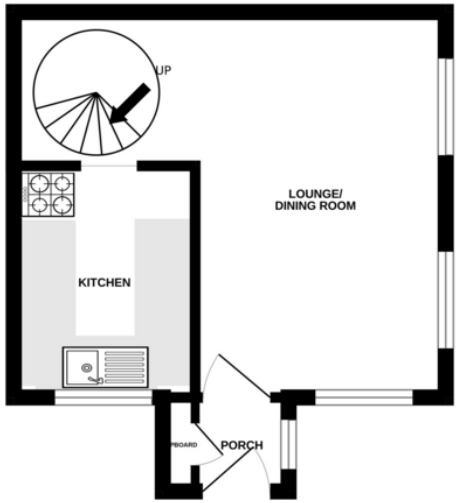
TENANTS FEES
Holding Deposit
One week's rent (example £950 pcm x 12 divided by 52 - £219.23)
Security Deposit
Five weeks rent equalling £1,096.15

A full list of our Landlord and Tenant Fees are available to download at www.juliephilpot.co.uk.

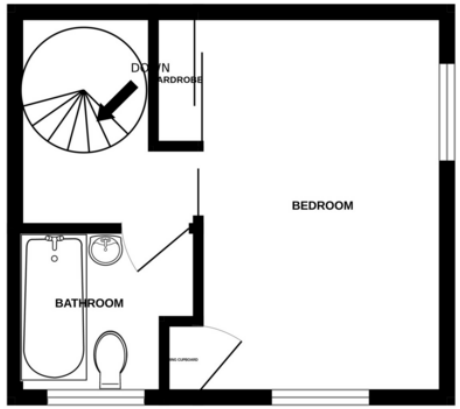




GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



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TOTAL FLOOR AREA : 462 sq.ft. (42.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- One Bedroom End Terrace Property
- Popular Residential Location
- Lounge/Dining Room
- Separate Fitted Kitchen
- Spacious Double Bedroom
- First Floor Bathroom
- Double Glazing Throughout
- Unfurnished – Available Mid December 2026
- EPC Rating D
- Council Tax Band A

Tenant Fees

Holding Deposit	One week's rent (example £925 pcm x 12 divided by 52) £219.23
Security Deposit	Five weeks rent equalling £1,096.15
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