



Woodmill Meadow, Kenilworth

Offers Over £260,000

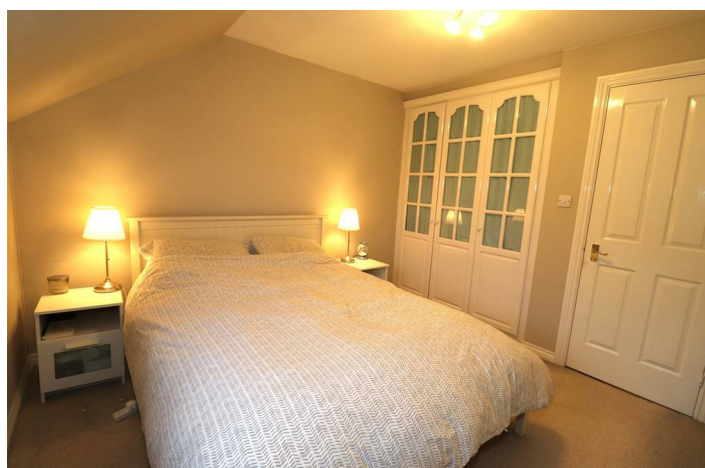
- Two Bedroom Mid Terrace House Fronting Onto Kenilworth Common
- Porch & Reception Hallway
- Two Double Bedrooms
- Three Piece Bathroom With Shower
- Two Parking Spaces
- Front Living Room
- Energy Rating C -75
- Fitted Breakfast Kitchen With French Doors
- Tired Rear Garden Backing Onto Railway Line
- Warwick District Council Tax Band C

Woodmill Meadow, Kenilworth CV8 2XP

VIEWINGS SATURDAY 12th OCTOBER 9-10.30am CALL FOR A APPOINTMENT. A modern Wimpey built, two double bedroom mid terraced property, making an ideal first time buy or investment property with a projected rental of £1,000pcm. The house is located in a quiet cul-de-sac location with views across to Kenilworth Common to the front. There is off road parking for two vehicles to the front and the property is offered for sale with no chain. The gas centrally heated accommodation offers; open porch with bin store, reception hallway, fitted breakfast/dining kitchen with integrated oven and hob, spacious living room with store, two double bedrooms, three piece bathroom with shower over bath, enclosed landscaped rear garden backing onto the railway line. The property benefits from full gas fired central heating with radiators, double glazing and viewing is highly recommended.



Council Tax Band: C



Approach

With a pleasant open front aspect towards Kenilworth Common and approached over a paved driveway to an open storm porch with adjoining bin store and canopy porch, composite front door with matching double glazed insets leading into the

Reception Hall

With radiator, wall mounted electric isolation unit, smoke alarm, stairs rising to the first floor landing, Honeywell temperature control clock for central heating, central ceiling light, alarm control pad, panelled door through to the

Lounge

14'6" x 12'9"

With two radiators, t.v. aerial and telephone points, central ceiling light, double glazed window, useful deep under stairs storage cupboard.

Kitchen/Dining Room

9'1" x 12'9"

Fitted with a range of matching wood fronted base and wall units, wood block effect rounded edge work surfaces, single bowl composite sink with central chrome mixer tap, ceramic tiling to splash back areas, integrated Beko electric fan assisted oven and grill, four ring Zanussi stainless steel gas hob, concealed illuminated extractor hood over, space for slimline dishwasher, space for large upright larder fridge/freezer, space and plumbing for washing machine, central ceiling light, double glazed window and French doors to rear, radiator, space for breakfast or dining table, vinyl flooring, two ceiling lights.

First Floor Landing

Matching banister rails and spindles, central ceiling light, access to insulated loft space with retractable ladder and part boarded with light, panelled door through to

Double Bedroom One

10'7" x 12'9"

With double glazed windows with delightful views towards Kenilworth Common, central ceiling light, built-in airing cupboard with combination boiler servicing the hot water and central heating, built in wardrobes with hanging and shelf over.

Double Bedroom Two

11'3" x 7'8"

Radiator, double glazed window with views across rear garden and ceiling light.

Bathroom

Three-piece white suite with low level w.c., pedestal wash hand basin, panelled bath with mains fed shower, matching shower head, extractor fan, ceramic tiling to full height to bath and splash back basin, vinyl floor tiles, double glazed window to rear, two recessed ceiling down lighters, radiator, mirror vanity cabinet.

Rear Garden

Laid to levels, lower-level patio with retaining wall and steps up to the patio area with railings, banked well planted with rockery embankment leading to the railway line.

Outside

To the front there is parking for two vehicles with attractive lawned fore garden and pathway to the front door.

Tenure

The property is Freehold.

Services

All mains services are connected and the property is on mains sewers.

Mobile Coverage:

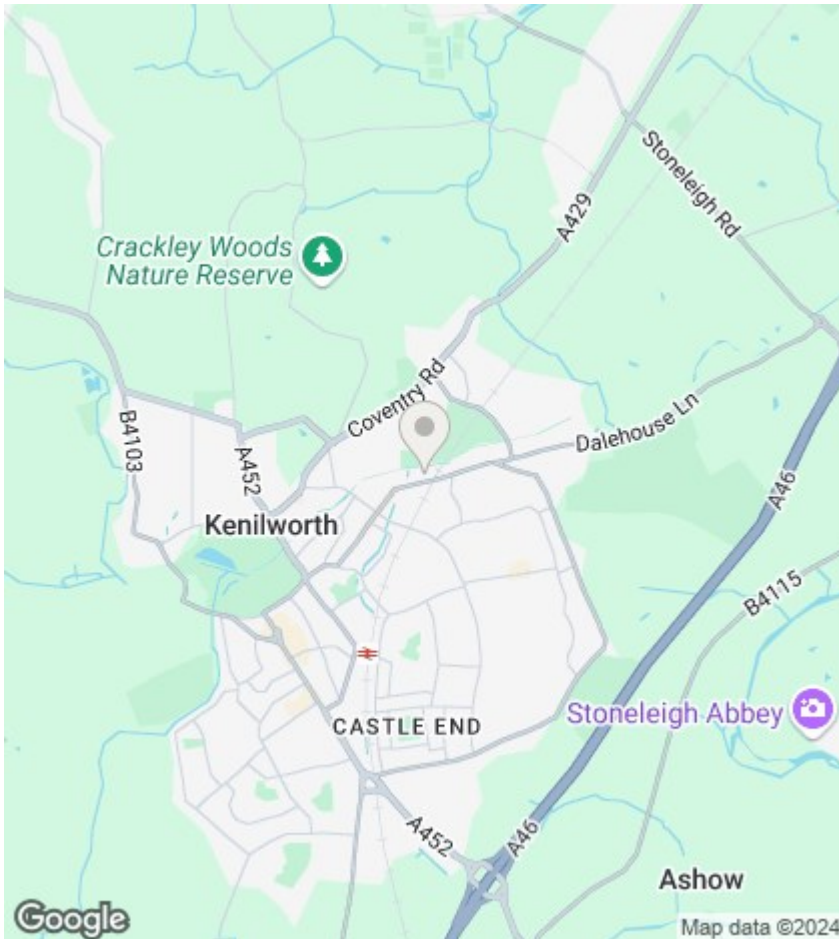
EE
Vodafone
Three
O2
Broadband

Basic
25 Mbps
Superfast
67 Mbps
Ultrafast
1000 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

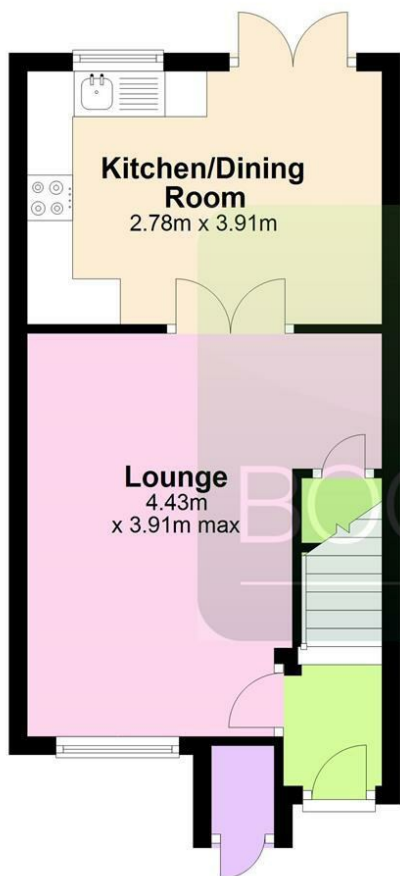
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	75	
(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	

Ground Floor

Approx. 29.9 sq. metres



First Floor

Approx. 28.6 sq. metres



Total area: approx. 58.5 sq. metres