



## 1 Broomy Bank, Kenilworth, CV8 2SF

£950 Per Calendar Month

- Two Bedroom Semi Detached House
- Kitchen/Diner
- Double Glazing
- White Bathroom With Shower
- EPC Rating D
- Large Side Garage & Driveway
- Gas Central Heating System
- Warwick District Council Tax Band C
- Front and Rear Gardens
- Available 20th December 2024 Unfurnished

# 1 Broomy Bank, Kenilworth CV8 2SF

A two bedroom semi detached home with side garage located in this quiet cul-de-sac within walking distance of the local nature reserve. The property is a few minutes walk away to the bus stops of the regular bus service to Warwick University and cycle path. With an fitted kitchen/diner, good sized lounge, three piece suite bathroom, two bedrooms (one double and one single) the property boasts central heating and double glazing, driveway, front and rear gardens. Available 20th December 2024 UNFURNISHED.



Council Tax Band: C



### **Entrance Hall**

Accessed through a double glazed door and having stairs rising to the landing, radiator, central ceiling light, storage cupboard, and door into the lounge

### **Lounge**

Double glazed window with curtains and a radiator beneath, carpeted, two ceiling lights and feature gas fireplace with decorative fireplace surround.

### **Kitchen/Diner**

With uPVC door and window into the rear garden and further double glazed window to the rear. The kitchen has a range of wall and base units with roll topped work surface over with an inset stainless steel sink unit. Tiling to splash backs. Electric oven and four ring hob with extractor canopy over, upright fridge freezer, space for washing machine, dining area with radiator. Wall mounted Worcestershire Bosch combination boiler,

### **Landing**

Storage cupboard with slatted shelving, access to loft void and doors off to

### **Bedroom One**

Double glazed window to the front with curtains and a radiator beneath. Built in wardrobes with hanging rail and shelving with mirror inset.

### **Bedroom Two**

Single bedroom with double glazed velux window to the front with radiator beneath and central ceiling light.

### **Bathroom**

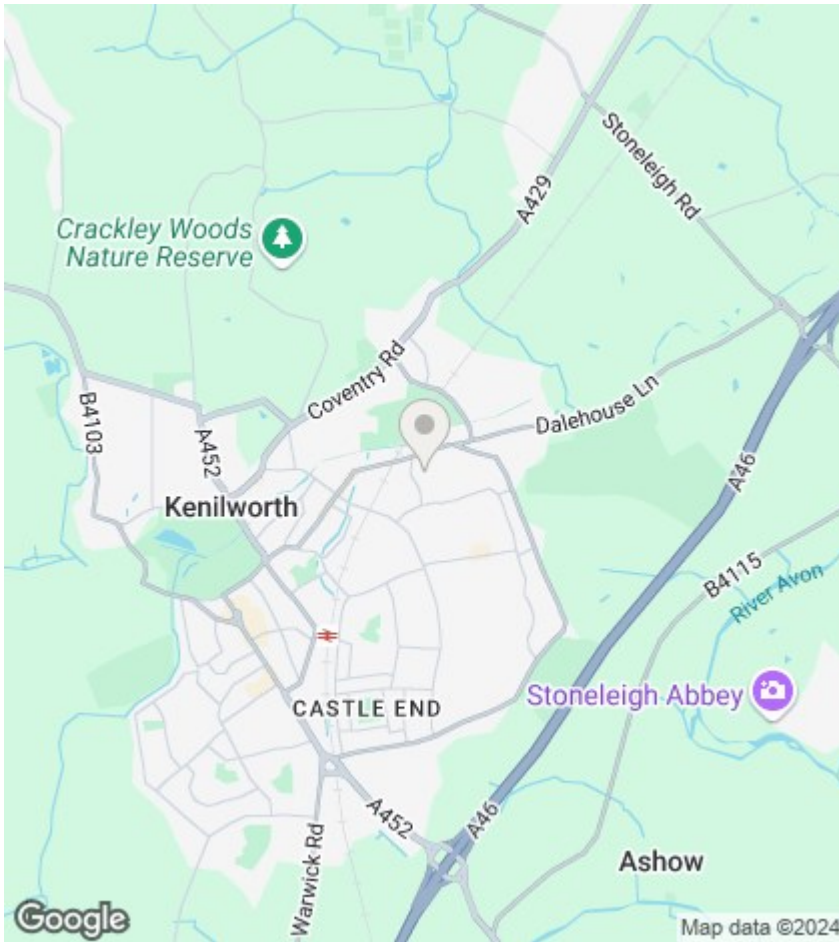
Fitted with a three piece white suite that comprises a panelled bath with electric Mira shower over, pedestal sink unit and a close coupled wc. Frosted double glazed window and a radiator and tiling to splash backs and an extractor fan.

### **Rear Garden**

Being a sloped garden with array of plants and bedding with further patio flat level area.

### **Side Garage**

With up and over metal door, power and lighting.



### Directions

### Viewings

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

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

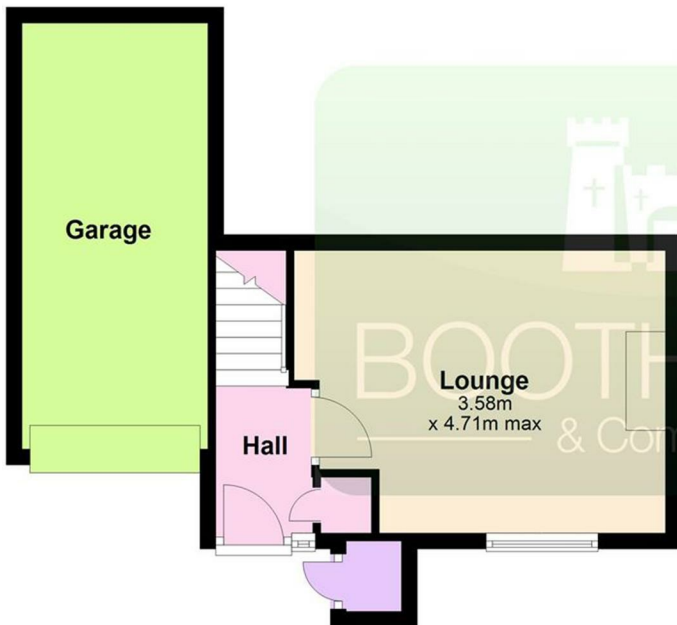
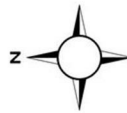
### First Floor

Approx. 17.9 sq. metres



### Ground Floor

Approx. 34.1 sq. metres



### Second Floor

Approx. 19.0 sq. metres

