



Honey Pot Cottage, 120 Albion Street, Kenilworth, Warwickshire, CV8 2FZ

£1,000 PCM

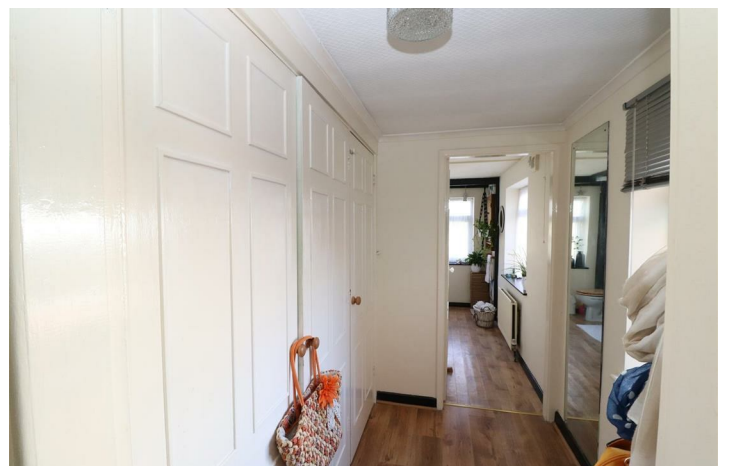
- Two Bedroom Cottage
- Through Lounge & Dining Room
- Fitted Kitchen & Utility
- Double Glazed & Gas Central Heating
- Warwick District Council Tax Band C
- Front Driveway Providing Parking
- EPC Rating D - 58
- Two Bedrooms & Dressing Area
- Attractive Rear Garden
- Available 6th May 2025 Unfurnished

120 Albion Street, Kenilworth CV8 2FZ

Honeypot Cottage is located on Albion Street. The centrally heated and double glazed property comprises a porch, through lounge/dining room with fireplace and mock beams. The kitchen has a double oven and a fridge freezer. Whilst beyond the kitchen is the utility room with washing machine. On the first floor are two well proportioned bedrooms and a dressing area that leads through into the retiled bathroom. Outside there is off road parking for one car. The rear garden has a terrace and is mainly laid to lawn. Available 6th May 2025. Unfurnished



Council Tax Band: C



PORCH

5'5" x 5'0"

With tiled floor, cupboards and coat hanging space.

LOUNGE AREA

13'8" x 11'10"

Feature brick fireplace, exposed beams, recessed display alcoves and archway to dining area.

DINING AREA

11'2" x 10'10"

Stairs rise to the first floor landing, pine door to kitchen and a continuation of the laminate flooring

GALLEY KITCHEN

15'4" x 6'3"

Refitted with quality white units and glazed display cabinets. Double oven, fridge and freezer, with washing machine also provided in lean to Utility behind.

Windows to one side and door to garden.

BEDROOM 1

13'8" x 11'7"

Laminate flooring, radiator and two windows to the fore.

BEDROOM 2

10'9" x 7'7"

Double glazed window to the rear, radiator and a door through to the dressing area.

DRESSING AREA

7'7" x 6'3"

Fitted robes to one wall, double glazed window to the side and a door leads into the bathroom

BATHROOM

10'10" x 6'3"

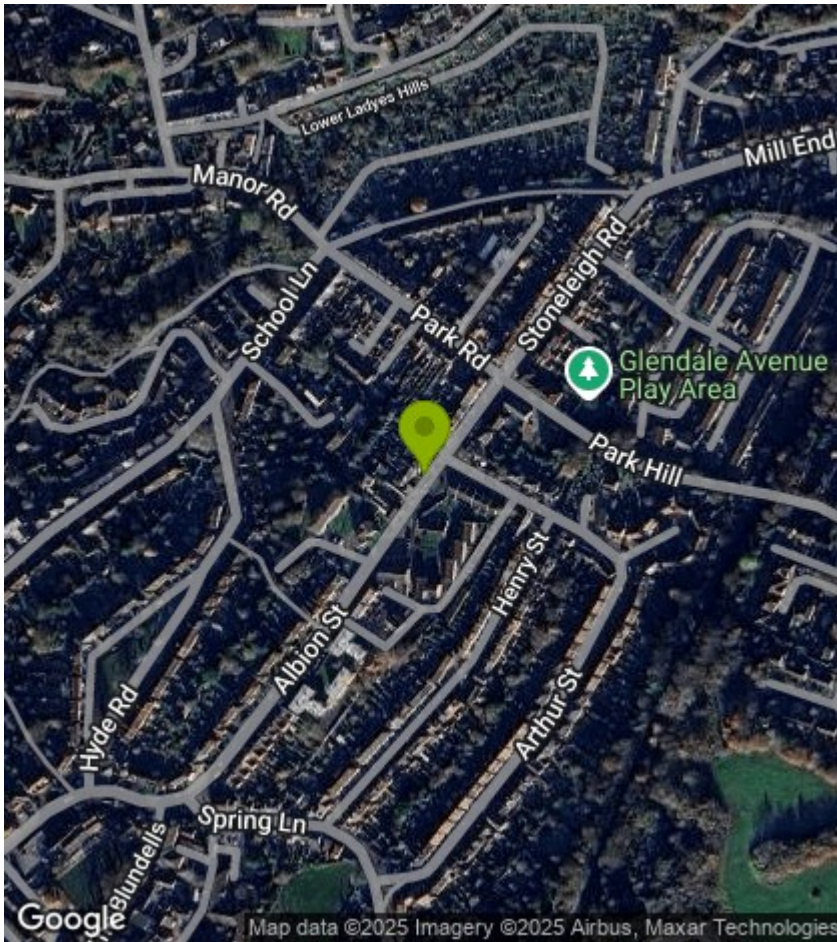
Fitted with a white suite that comprises a panelled bath with thermostatic shower over, pedestal wash hand basin and a close coupled wc. Retiled to splashbacks and a radiator. Extractor fan, radiator and two double glazed windows to the rear.

DRIVEWAY

Offering hardstanding for one car and a pathway leads to the front porch

REAR GARDEN

Mainly laid to lawn with a paved patio area.



Viewings

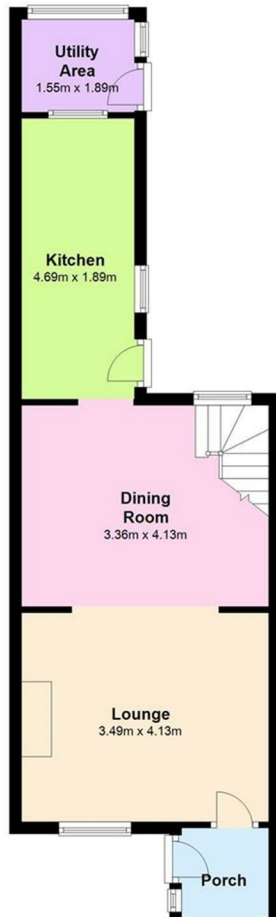
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 43.2 sq. metres



First Floor

Approx. 35.1 sq. metres

