

MONMOUTH CLOSE, KENILWORTH CV8 1LD



A CHARMING MID TERRACE PROPERTY IN A PRIVATE CUL-DE-SAC DEVELOPMENT.

- PRIVATE CUL-DE-SAC
- CHARMING MID TERRACE
- ALLOCATED PARKING
 - LOUNGE
 - KITCHEN/DINING
- COURTYARD GARDEN
 - TWO BEDROOMS
 - BATHROOM

2 BEDROOMS

OFFERS IN THE REGION OF £350,000

Charming terraced House in a Peaceful, Private Cul-de-Sac Off Kenilworth's Old High Street.

Nestled in a private quiet cul-de-sac just off the Old High Street in the historic town of Kenilworth, this delightful home offers a perfect blend of comfort, convenience, and charm, making it an ideal choice for a variety of buyers. Seldom does a property in this heritage location become available.

Upon entering, you'll be welcomed into a bright and airy living room with dual-aspect windows that fill the space with natural light, creating a warm and inviting atmosphere. Moving towards the rear of the property, you'll find a practical kitchen/diner. The kitchen is well-equipped and offers space for cooking, as well as a dining area.

Upstairs, the property features two well-sized bedrooms, one of which benefits from built-in wardrobes, providing convenient storage space. A brand-new family bathroom serves both bedrooms, offering modern comfort and practicality.

To the rear of the property, you'll find a private courtyard garden—a peaceful outdoor space to relax and enjoy.

There is an allocated parking space.

Located just a short walk from the town centre, as well as the picturesque local park and the historic Kenilworth Castle, this home offers the perfect balance of peaceful living and easy access to local amenities and scenic surroundings. Whether you're seeking your first home or a tranquil retreat in a central location, this property is sure to impress.

Located on a private road, there is a small annual service charge of £190 which allows for any maintenance.

Front

Nestled in a private quiet cul-de-sac just off the Old High Street in the historic town of Kenilworth, with allocated parking.

Entrance

Opening straight into the reception area.

Lounge 15'5" x 11'8" (4.70 x 3.56)

Having a double glazed window to the front aspect, two lights point to ceiling, radiator and gas fire.

Kitchen 11'6" x 6'9" (3.52 x 2.08)

Newly fitted kitchen with integrated appliances and plenty of storage space, double glazed window to the rear elevation and door leading to the back courtyard garden. Spotlights to ceiling and a built in storage cupboard.

First Floor

Allowing access to the two double bedrooms and bathroom.

Bedroom One

With a double glazed window to the rear aspect, built in wardrobe, light point and a radiator.

Bedroom Two

With a double glazed window to the rear aspect, light point and a radiator.

Bathroom 6'4" x 5'6" (1.94 x 1.69)

Newly fitted bathroom, with a walk in shower, bidet, WC, sink, light point and heated towel rail.

Garden

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is

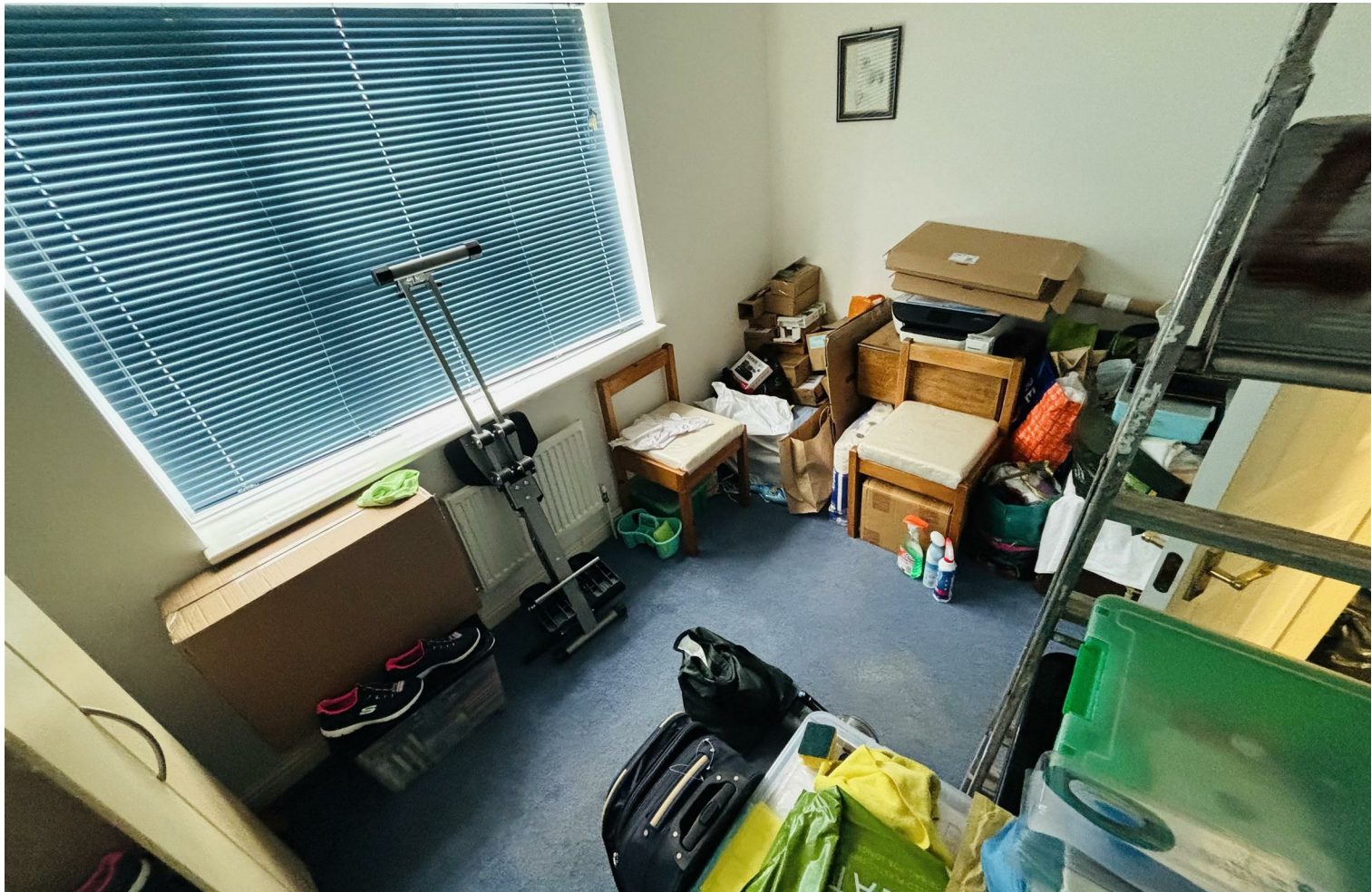
Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

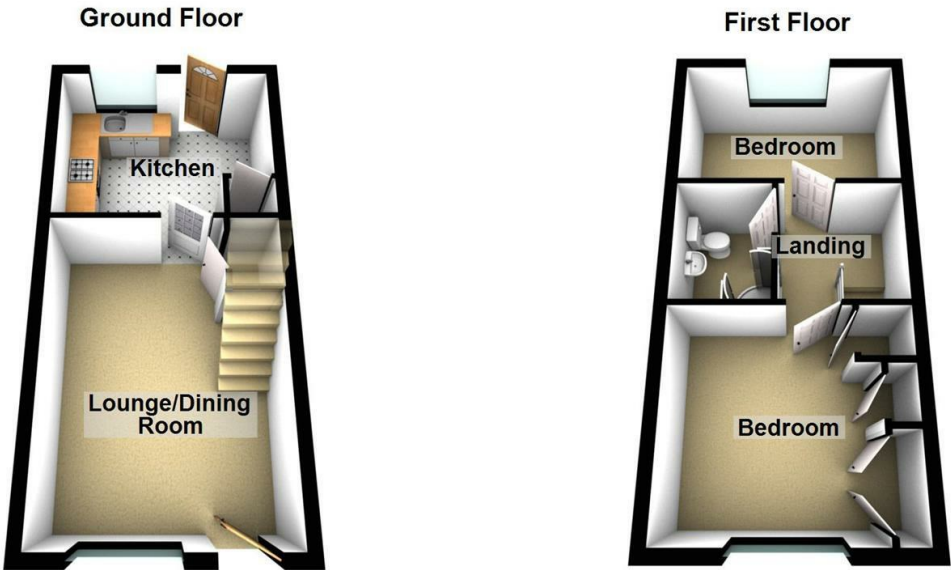
Viewings

Strictly by appointment through Hawkesford on 01926 438123









Total area: approx. 53.5 sq. metres (575.4 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	