



## Reeve Drive, Kenilworth

Offers In The Region Of £269,950

- 2 Bedroom Mid Terrace House With No Onward Chain
- Modern fitted Shower Room
- Allocated Parking Space in Front Of Single Garage
- Double Glazing Throughout
- Close to Kenilworth Station
- Kitchen with Appliances
- EPC Rating D - 64
- Gas Central Heating
- South Facing Landscaped Garden
- Warwick District Council Tax Band C

# Reeve Drive, Kenilworth, CV8 2GA

A modern two-bedroom mid-terraced house with a pleasant south-facing rear aspect. Reeve Drive is a highly regarded cul-de-sac located close to Kenilworth Town Centre and adjacent to Kenilworth Train Station. The property features double glazing and gas central heating and comprises an open porch, an enclosed entrance porch, a living room with stairs leading off, and an original breakfast kitchen. The first floor includes two bedrooms, both with built-in wardrobes, and a modern shower room. Outside, there is a garage en bloc with parking for one car in front, as well as a mature, easily maintained rear garden. This property is an ideal first purchase, buy-to-let investment, or downsizing option with no onward chain.



Council Tax Band: C



## Approach

Over a paved pathway to an open porch with timber and tiled roof, hardwood panelled door leading into the

## Enclosed Porch

With inset matting, ceiling light, wall-mounted 18th edition electric isolation unit, hanging, radiator and door into the lounge.

## Lounge

The room features a leaded window at the front with a radiator below it. There are two ceiling lights and two wall lights providing illumination. Additionally, a wall-mounted temperature control clock is installed for the central heating. The stairs rise to the first-floor landing, which has an open area beneath. There's also another radiator, a TV point, and a door that leads into the kitchen.

## Breakfast Kitchen

The kitchen features oak-effect wall and base units complemented by marble-effect countertops. An inset stainless steel sink is conveniently located beneath the rear window. The splashbacks are tiled for easy cleaning. Included in the sale are built-in oven, hob, and extractor; a Beko washing machine; an upright fridge freezer; and a Hotpoint condensing tumble dryer. There is also a cupboard that conceals the Ideal Classic original boiler. A door provides access to the rear garden, and there is ample space for a breakfast or dining table. The kitchen has a vinyl floor, two spotlights, and a useful pantry or storage cupboard.

## First Floor Landing

With an airing cupboard that houses the lagged copper cylinder, there is slatted shelving with access to the immersion heater, along with doors leading to the loft void.h doors leading to the loft void.

## Double Bedroom One

There is a window at the front with a radiator underneath, fitted wardrobes along one wall, and an additional storage cupboard in the bulkhead.

## Double Bedroom Two

There is a window at the rear with a radiator underneath it, as well as a fitted cupboard/wardrobe with louvre doors.

## Shower Room

Featuring a corner shower cubicle with an electric shower, a vanity wash hand basin, and a close coupled WC. There is tiling to the splashbacks, a heated towel

rail, and an extractor fan, as well as a vinyl floor, a mirrored vanity cabinet, ceiling spotlights, and a fitted mirror.

## Rear Garden

The property features a patio that connects directly to the house, accompanied by a pathway lined with mature shrubs. There are plants that lead down to an access point for the waste bin. The entire property is fully enclosed by fencing and enjoys a pleasant south-facing rear aspect.

## Garage en bloc

Freehold garage en bloc, being the central garage of the block with a metal up-and-over door at the front.

## Tenure

The property is freehold.

## Services

All mains services are connected;  
Mobile coverage

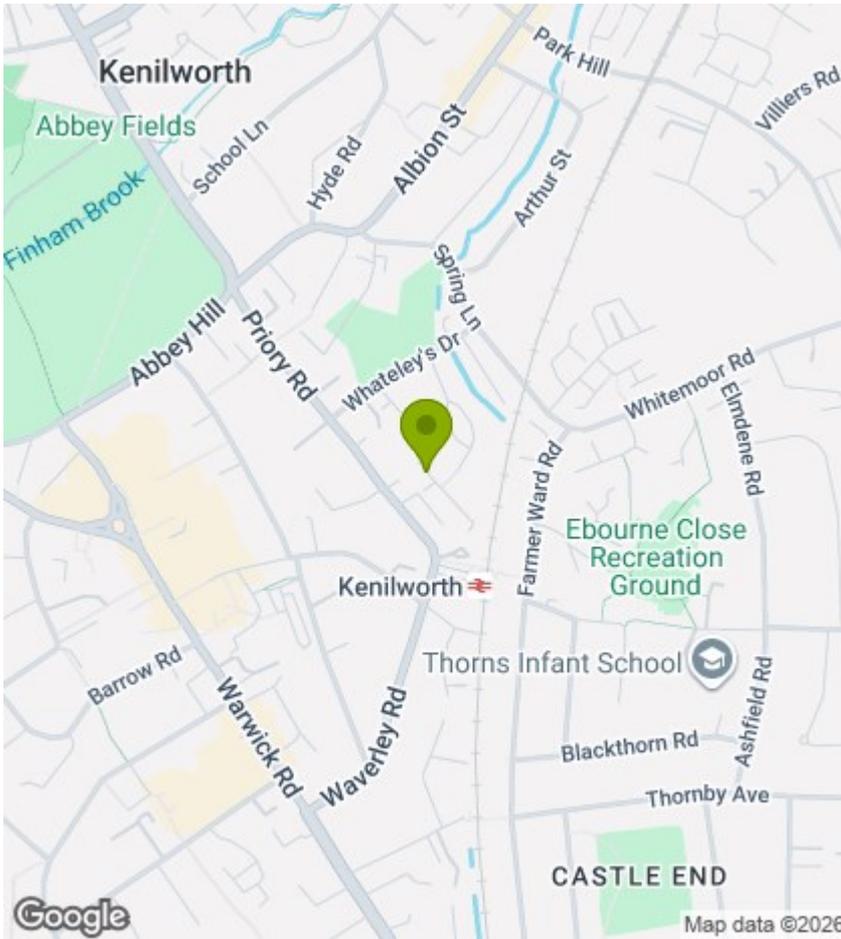
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
15 Mbps  
Superfast  
71 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Fixtures And Fittings

All fittings and fixtures 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.

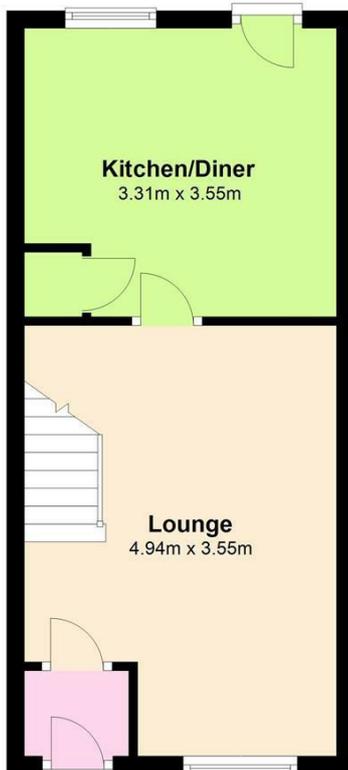
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	

### Ground Floor

Approx. 29.6 sq. metres



### First Floor

Approx. 29.6 sq. metres



Total area: approx. 59.2 sq. metres