



## Dencer Drive, Kenilworth

£1,100 PCM

- Two Bedroom Semi Detached House
- Full Redecoration and Re-Carpet Throughout
- Gas Central Heating
- Fully Enclosed Rear Garden
- Warwick District Council Tax Band - C
- New Kitchen
- EPC Rating - D
- Double Glazed
- Close to Kenilworth School
- Available Unfurnished 1st December 2025



# Dencer Drive, CV8 2RU

A well-situated and renovated two-bedroom semi-detached home with new kitchen, lounge, two good bedrooms and family bathroom. The property is benefiting from new carpets and full re-decoration throughout ahead of the next tenancy. Gas central heating, parking and low maintenance gardens. Available 1st December 2025 UNFURNISHED



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1

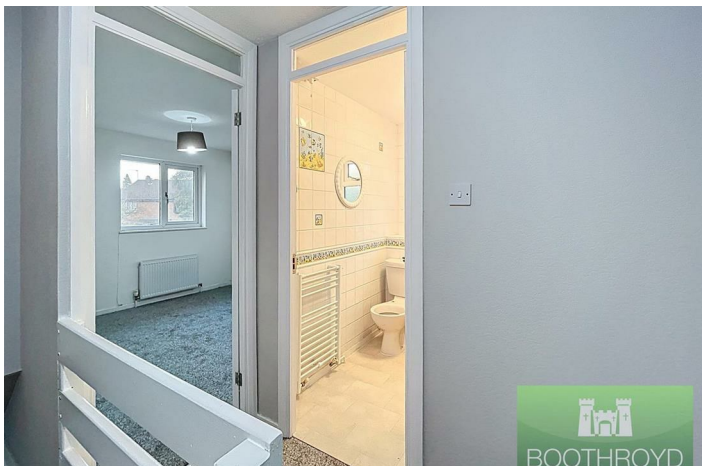


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D - 66

Council Tax Band: C



## **Approach**

Bloc paviour driveway leads to the canopied porch, and the uPVC door opens into the front lounge with staircase rising to the first floor and a door into the refitted breakfast kitchen. The kitchen area has a range of shaker-style units, and it opens into the breakfast area. Through UPVC door takes you into the low maintenance rear garden with timber shed. On the first floor are two bedrooms and a bathroom with an electric shower. The property will be available unfurnished from the 1st December 2025.

## **Lounge**

With a window to the fore, radiator and staircase rising to the first floor landing, A door leads into:

## **Kitchen**

Fitted with flat panel wall and base units. Inclusion of the four ring gas hob with electric oven below, strip light, wall hung boiler, stainless steel sink unit with drainer and mixer tap, Fridge/Freezer and Washing Machine, breakfast area has space for table and chairs, a radiator and door and window into the rear garden.

## **Bedroom One**

Window to the fore, radiator, built-in double wardrobe and an airing cupboard.

## **Bedroom Two**

Window to the rear and a radiator.

## **Bathroom**

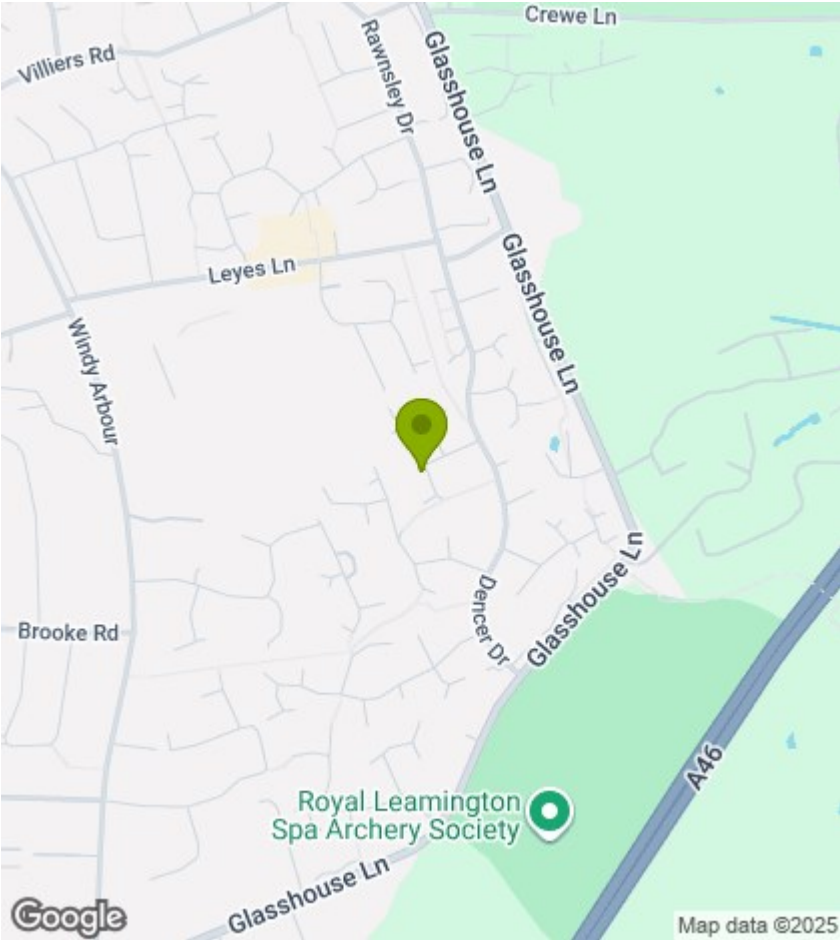
The white suite consists a panelled bath with electric shower and curtain rail, wall hung wash hand basin and a concealed cistern wc. Complimentary tiling to splashbacks, radiator, heated towel rail and a frosted window.

## **Rear Garden**

Timber panel fencing surround with timber shed and side access with low maintenance patio garden.

## **Outside**

Bloc Paviers driveway with space for three/four vehicles



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		91
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	