



Reeve Drive, Kenilworth. CV8 2GA

£995 PCM

- Two Bedroom Terraced House *6 Month Tenancy*
- Modern Bathroom With Shower
- Gas Central Heating
- Double Glazing & Courtyard Rear Garden
- Available 14th March 2025 Unfurnished
- Rear Lounge Onto Gardens
- EPC Rating D -68
- Kitchen With Appliances
- Close To Kenilworth Town Centre
- Warwick District Council Tax Band C

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An attractively positioned mid terrace town house in a terrace of four similar type properties, with off road car parking to front, hard landscaped front garden and fully enclosed attractive rear garden with patio and decking. Situated within walking distance of the Town centre with its full range of facilities and amenities together with the Abbey Fields, Old High Street and Castle. Covered porch, entrance hall, attractively fitted and well presented kitchen carpeted living room with stairs leading to first floor landing, master bedroom with fitted wardrobe, second bedroom with fitted wardrobe, white bathroom with shower, gas central heating & double glazing. Available 14th March 2025 UNFURNISHED.



Council Tax Band: C



ENTRANCE

Covered front porch with external brick wall with blue brick coping and timber support and external lantern point, panelled front door with central leaded glazed pane leading to

VESTIBULE

With fitted matting, radiator and arch way leading into

FITTED KITCHEN

7'9" x 8'8"

With oak effect panelled base and wall units with fitted drawers, rounded edge work surfaces, single drainer stainless steel sink unit, integrated four ring gas hob with illuminated cooker hood above, single electric fan oven and grill, vinyl floor covering, refrigerator, automatic washing machine, concealed wall mounted gas fire boiler, roller blind.

SITTING ROOM

15'5" x 11'7"

Carpeted matching hallway, radiator, wall light point, steel curtain pole with curtains and tie backs, glazed door leading to attractive rear garden and staircase leading to first floor landing.

LANDING

Access to insulated roof space, smoke alarm, matching carpet and door to built-in airing cupboard with factory insulated lagged copper cylinder with fitted immersion heater and slatted shelving.

BEDROOM 1

11'0" x 11'7"

Fitted carpet, double door built-in wardrobe cupboard with hanging rail and shelf, useful bulk head carpeted area with t.v. point and arched recess, double glazed window with steel curtain rail and full length curtains.

BEDROOM 2

10'6" x 6'7"

Fitted carpeting, radiator, leaded double glazed front window with navy blue roman blind, built-in wardrobe cupboard with hanging rail and shelves.

BATHROOM

7'9" x 4'8"

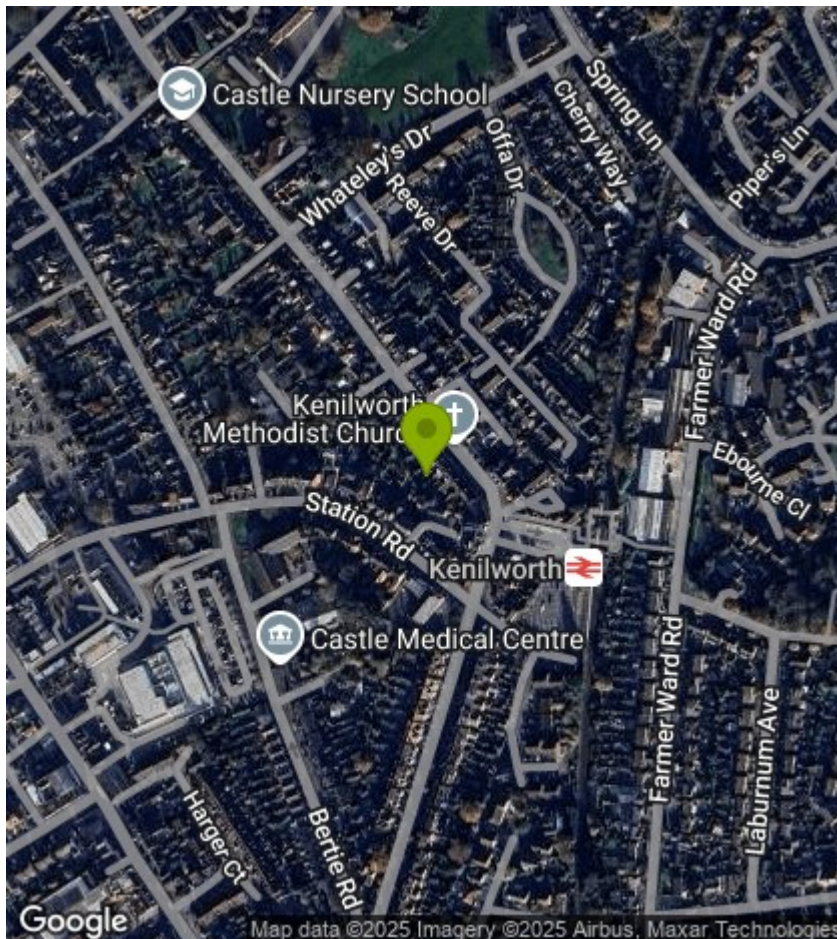
With white suite with panelled bath with mixer tap and shower fitting over, fully tiled surround, low level w.c., pedestal wash hand basin, extractor fan, double glazed front window with fitted roller blind, mirror door medicine cabinets, strip light and shaver point, wood laminate flooring and fitted shelf.

OUTSIDE

To the front of the property there is a designated block paved off road car parking space with hard landscaped garden with attractive planting.

REAR GARDEN

Attractive laid out garden, hard landscaped for ease of maintenance with paved patio, chippings, stepping stones, decked area, rear gated pedestrian access.



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		89
(81-91) B		
(69-80) C	68	
(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

