



BOOTHROYD
& Company



39 Reeve Drive, Kenilworth, CV8 2GA

£1,350 Per Calendar Month

- Three Bedroom End of Terrace
- EPC Rating D
- Fitted Kitchen With Appliances
- Double Glazing Throughout
- Warwick County Council Tax Band D
- Close to Kenilworth Town Centre
- Garage and Parking
- South Facing Rear Garden
- Gas Central Heating System
- Available 10th June 2025

39 Reeve Drive, Kenilworth CV8 2GA

Located conveniently for Kenilworth Town Centre, Train Station and Warwick University, this three-bedroom double-glazed and gas centrally heated property comprises a hall, cloakroom/WC, lounge and kitchen/diner looking onto the garden. The property also benefits from a single garage with power. On the first floor are three bedrooms and a bathroom with a shower. Outside is a rear south-facing garden and parking to the front. Available Unfurnished 10th June 2025.



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Council Tax Band:



The Property

Located conveniently for Kenilworth Town Centre, Train Station and Warwick University, this three-bedroom double-glazed and gas centrally heated property comprises a hall, cloakroom WC, lounge and kitchen/diner looking onto the garden. The property also benefits from a single garage with power. On the first floor are three bedrooms and a bathroom with a shower. Outside is a rear south-facing garden and parking to the front. Available Unfurnished 10th June 2025.

Approach

A canopied porch with courtesy lighting and hardwood panelled door leads into

Vestibule

Central ceiling light, radiator, coat hooks and door into the

Cloakroom WC

With extractor, low-level WC, wash hand basin and radiator.

Lounge

Two central ceiling lights, large bay window to front elevation, carpeted throughout, staircase leading to first floor, door off to

Fitted Kitchen

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, tiled splashback, fridge/freezer, automatic washing machine, dishwasher, concealed wall mounted gas fire boiler, pleated blinds. Side door to

Landing

Access to insulated roof space and doors off to

Bedroom One

Fitted carpet, double door built-in wardrobe cupboard with hanging rail and shelf, further storage cupboard, radiator, double glazed window over rear elevation with pleated blinds and curtains.

Bedroom Two

Fitted carpeting, radiator, leaded double glazed front window with navy blue roll blind and central ceiling light.

Bedroom Three

Fitted carpeting, radiator, leaded double glazed front window with curtains.

Bathroom

With white suite with panelled bath with mixer tap and electric shower fitting over, fully ceramic tiled surround, low level w.c., pedestal wash hand basin, extractor fan, opaque glazed side window with fitted roller blind, strip light and shaver point and radiator.

Single Garage

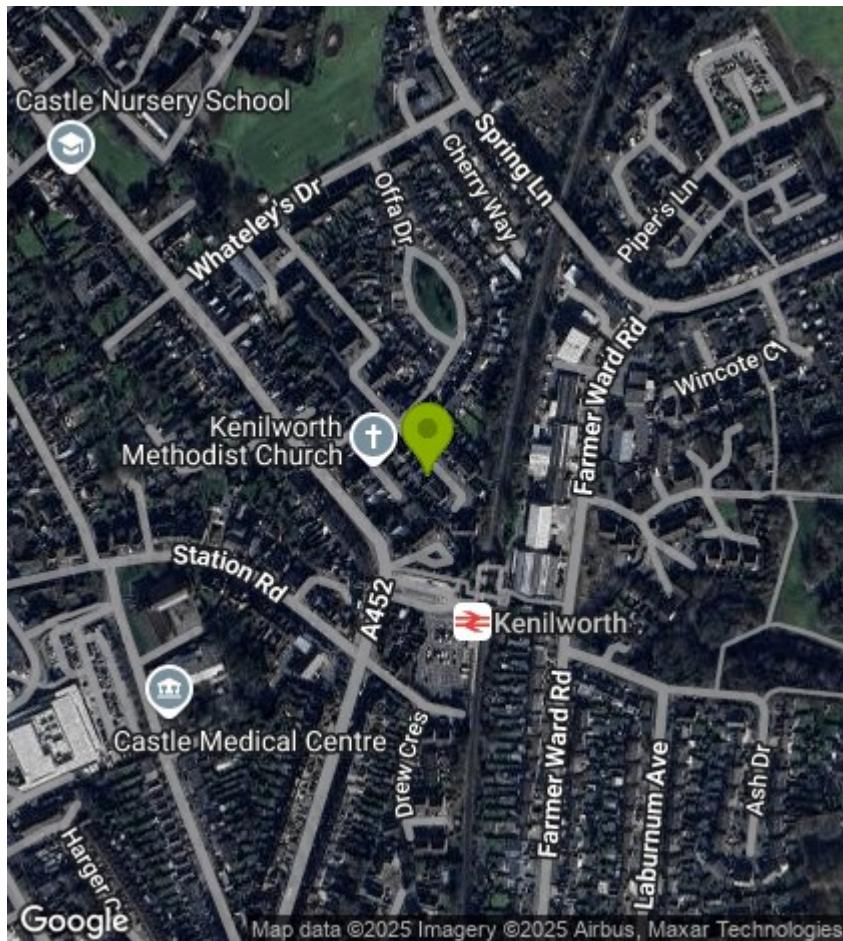
With mezzanine storage, internal door and power, base and wall units with dryer.

Outside

To the front of the property, there is a off-road car parking space in front of the garage with hard landscaped chippings and small front garden.

Rear Garden

Attractive south facing garden with the benefit of not being overlooked with timber shed, mature planting and bedding with patio and large timber decking.



Viewings

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

EPC Rating:

D

