



JULIE PHILPOT  
RESIDENTIAL



## 20 Reeve Drive | Kenilworth | CV8 2GA

A great opportunity to purchase this well-planned terraced house that is ready to move into with new carpets throughout professionally fitted by Sagars of Kenilworth and new interior redecoration. This lovely property is also available with 'No Chain' involved. There are two double bedrooms, allocated car parking, a lounge and kitchen/diner plus a sunny rear garden. The location of Reeve Drive is ideal for the town centre, the train station, Abbey Fields, the Castle and old High Street all within easy walking distance.

£269,000

- Viewing Essential
- No Chain Involved
- Two Double Bedrooms
- Newly Decorated & Brand New Carpets





## Property Description

### ENTRANCE HALL

With radiator, inset matwell and door through to

### LOUNGE/DINER

11' 7" x 16' 2" (3.53m x 4.93m)

With two radiators, two wall light points and understairs storage recess. TV aerial connection, telephone and broadband points.

### KITCHEN/BREAKFAST ROOM

11' 6" x 10' 8" (3.51m x 3.25m)

Having range of modern cupboard and drawer units with corner display unit and matching wall cupboards. Wall mounted Potterton gas boiler. Space for tall fridge/freezer, space and plumbing for washing machine. Hotpoint four ring gas hob with extractor hood over and Hotpoint electric oven under. Single drainer white enamel sink unit with mixer tap, complementary tiling, space for dining table and chairs and door to rear garden.

### FIRST FLOOR LANDING

With smoke detector and access to roof space. Airing cupboard housing insulated hot water cylinder and fitted shelving.

### BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m)

With panelled bath having Mira shower and curtain rail over. Pedestal wash basin, w.c., radiator and complimentary tiling.

### BEDROOM ONE

11' 2" x 9' 6" (3.4m x 2.9m) Exc Wardrobes

With radiator, built in storage cupboards, double wardrobe and further storage cupboard having fixed shelving. TV point.

### BEDROOM TWO

11' 7" x 10' 9" (3.53m x 3.28m)

A second double bedroom with rear garden views, radiator, TV aerial and fitted shelving.

## **OUTSIDE**

### **PARKING**

There is allocated car parking in front of the property.

### **REAR GARDEN**

The rear garden is easy to maintain with a sunny paved patio area which leads to the area of lawn and there are shrubbery borders. Timber fencing forms the boundaries. There is a timber gate providing rear pedestrian access into the garden.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

# Contact Details

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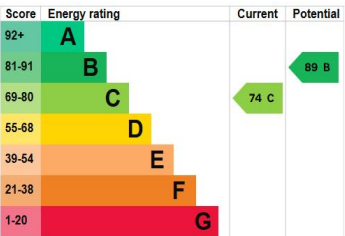
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60