





7 Harger Mews, Kenilworth, CV8 1RH

Offers Over £245,000

73 Barker Butts Lane, Coventry, CV6 1DU
024 7667 5288

sales@maisonestates.co.uk
https://maisonestates.co.uk/

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BEAUTIFULLY PRESENTED, MODERN 2 BEDROOM TERRACED HOME WITH PARKING in desirable Kenilworth, on doorstep of the ever popular Town Centre boasting exceptional Amenities, short walk to TRAIN Station and Kenilworth Castle, road/transport links (A46, A45, M40, Warwick, Leamington Spa, Coventry). NO CHAIN

2 1 1 C

Council Tax Band: C





IDEAL STARTER HOME & BUY TO LET INVESTMENT

Set in the lovely market town of Kenilworth is this modern RECENTLY IMPROVED EXECUTIVE TWO BEDROOM MID TERRACE WITH PARKING nestled in a Cul-de-sac on the doorstep of the Town Centre, with a plethora of retail outlets, cafe bars, restaurants and other Amenities including access to TRAIN Station, road/transport links (A46, A45, M40, Warwick, Leamington Spa and Coventry) etc... Also, enjoy local attractions such as the KENILWORTH Castle, Abbey Fields, Stoneleigh Abbey, Talisman Theatre and Art Centre and plenty More....

The 2001 Build features:
- A rear lounge diner with doors leading to it's Garden
- Front facing kitchen with integral cooker, hob and extractor hood
- Ground floor W/C
- Two DOUBLE bedrooms with built-in Wardrobes)
- Family bathroom with shower
- Two W/C's
- Allocated parking space for one car
- Gas Central Heating & Double Glazing
- Small exterior storage to the front
- Beautiful, low maintenance rear courtyard with PATIO and artificial turf
- Fully redecorated
- New Flooring throughout.

DIMENSIONS (to widest point):
- Lounge/Dining Room: 15'3" x 12' (4.65m x 3.66m)
- Kitchen: 11'4" x 8'7" (3.44m x 2.63m)
- Bedroom 1: 12' x 9'10" (3.66m x 3.01m)
- Bedroom 2: 12' x 9'8" (3.66m x 2.96m)

TENURE:
- Freehold.
- NO CHAIN.
- Council Tax Band: C

CERTIFICATES:
- EPC Rate: C (74)

FOR MORE INFORMATION & SHOWING
Contact: Ben Herbert at MAISON Estates

1) Disclaimer for virtual showings:
If you make an offer based solely on a virtual showing then MAISON Estates Ltd will not accept any liability for errors in the information supplied, including but not limited to, dimensions, video and images. Should you submit an 'offer to purchase' a property then you accept that any representations made in relation to the property are based on virtual information provided by the Vendor only. MAISON Estates Ltd is not responsible for this information or its accuracy. You are advised to make further enquiries if in any doubt before confirming your offer or completion of sale.

2) Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs and video recordings depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

MONEY LAUNDERING REGULATIONS 2003
Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Please consult Maison Estates for further information.

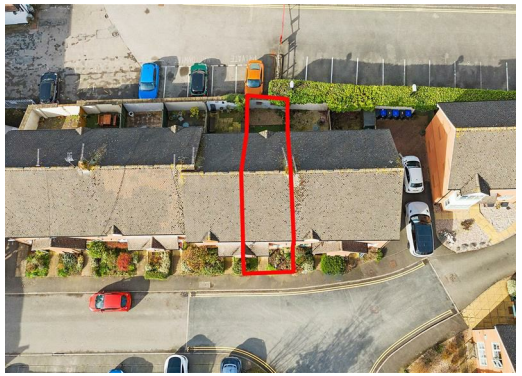








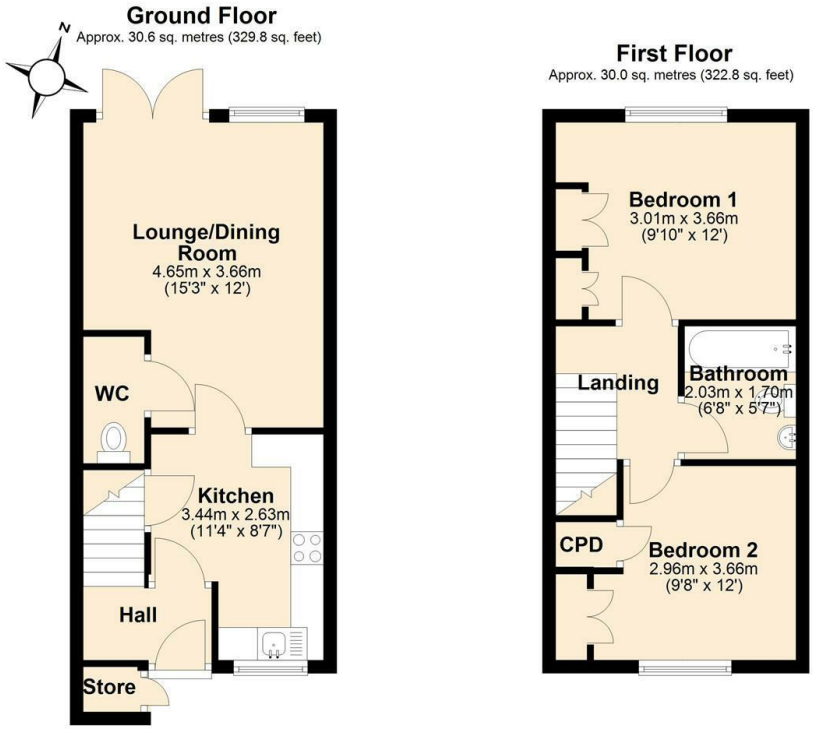












Total area: approx. 60.6 sq. metres (652.6 sq. feet)

Please note: Any measurements displayed are to be used as a guide only. Plan created by Coventry Property Surveys LTD Tel:024 7629 1555
Plan produced using PlanUp.



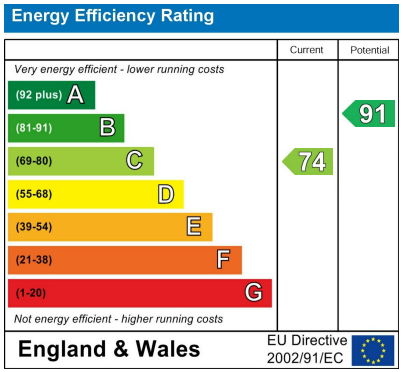
Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

Council Tax Band

C



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