



**2 Bed
Cottage
located in**


MARGETTS
ESTABLISHED 1806

134 School Lane
Kenilworth
CV8 2GR



Price Guide £270,000

A charming period two bedroom mid-terraced cottage in a highly sought after and popular residential location with engaging views and easy access to Abbey Fields and Kenilworth Town Centre. The property benefits from two first floor bedrooms, lounge, dining kitchen, utility room and ground floor bathroom, garden to the rear and double glazing. OFFERED WITH NO UPWARD CHAIN.

Attractive porch with front door opening into the

LOUNGE

11'10" x 11'8" max

with laminate flooring, double glazed window to the front offering attractive views, double radiator, wiring for three wall lights and sliding door.

DINING KITCHEN

11'8" max x 11'3" max

with roll edged work surfacing incorporating a one and a quarter bowl single drainer, stainless steel sink with mixer tap, four ring gas hob, oven and space for appliance, range of eye-level wall cupboards, downlighters and double glazed window.

UTILTIY ROOM

5'6" x 5'6"

with roll edge work surfacing, tiled floor, double glazed window, double door wall cupboard, radiator and double glazed door to the side.

BATHROOM

having white suite with panelled bath having a Triton adjustable shower over, wash hand basin, low-level WC, tiled floor, tiled walls, electric wall heater, extractor fan, obscured double glazed window and door opening to storage cupboards.

Staircase from the kitchen proceeds to the first floor.

MASTER BEDROOM

11'9" x 11'8" max into wardrobes

with double glazed window affording attractive views to the front, radiator, wiring for three wall lights, and fitted wardrobes flanking the chimney breast.

BEDROOM TWO

11'4" x 9'1"

with double glazed window, double panel radiator and wiring for wall light. Door opening to an over stairs cupboard housing the Ideal Logic combination boiler.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a fore garden and path leading to the front door.

TO THE REAR OF THE PROPERTY

there is a lawned garden with paved path, timber garden shed and rear pedestrian gate.

GENERAL INFORMATION

All main services are connected.







134 School Lane, Kenilworth, CV8 2GR



Ground Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.2 sq. feet)



Total area: approx. 60.5 sq. metres (651.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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