



1 bedroom  
One Bedroom  
Mews House  
located in  
Kenilworth.

Offers In Excess Of  
£135,000



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# 34 Eboune Close Kenilworth CV8 2QG



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## FULL DESCRIPTION

### THE PROPERTY

PRICED FOR QUICK SALE - OPEN DAY  
SATURDAY 11TH FEBRUARY- 11.30 -12.30pm  
A Freehold corner terraced house with full double glazing, electric heating and situated in a quiet residential location, within walking distance of the town centre of Kenilworth and is an ideal first purchase or buy to let investment with potential return of £8,000 per annum. The accommodation comprises:  
covered porch with outside store, L shaped living room with feature spiral staircase rising to first floor and dual aspect windows and an ornate fireplace. The fitted kitchen has a hob, oven and grill, washing machine, and fridge freezer. On the first floor there is a landing with doors off to the double bedroom with built-in wardrobes and airing cupboard and the fully tiled bathroom with white suite with bath with shower over. Lawned garden to front and side, designated car parking space. Available with no onward chain. Viewing is highly recommended.

### ENTRANCE

Canopy porch with bin store, double glazed front door with central glazed panel with matching side window leading to

### LOUNGE

13' 6" x 15' 7" (4.14m x 4.76m)  
With windows to dual aspects. The focal point is provided by an ornate Adam style mantel, t.v. aerial point, electric heater and a wrought iron spiral staircase leading to first floor landing.

### KITCHEN

6' 1" x 6' 9" (1.87m x 2.06m)  
With single drainer stainless steel sink unit

with drawer and cupboards beneath. There is a further range of base and wall cupboards with roll topped work surfaces with tiled splash backs, electric cooker with four ring oven, grill and extractor over. Upright fridge/freezer, automatic washing machine, roller blind and double glazed window to front elevation.

### LANDING

With ceiling light, smoke alarm and doors off to

### BEDROOM

13' 8" x 7' 10" (4.17m x 2.40m)

With windows to two elevations with curtains and curtain poles, double sliding door built-in wardrobe cupboard with hanging rails and shelf, built-in airing cupboard with factory insulated lagged copper cylinder with dual immersion heaters and slatted shelving.

### BATHROOM

5' 11" x 7' 4" (1.81m x 2.25m)

With a white suite with fully tiled walls with decorative dado border tiling, panelled bath with Bristan electric shower over with glazed folding shower screen, pedestal wash hand basin, low level w.c, electric down flow fan heater, double glazed window with obscure glazing, ceiling down lighters, vinyl flooring.

### OUTSIDE

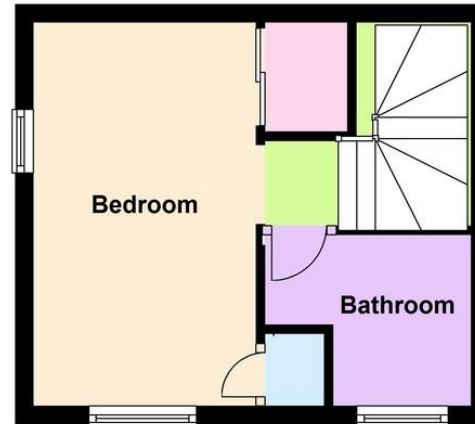
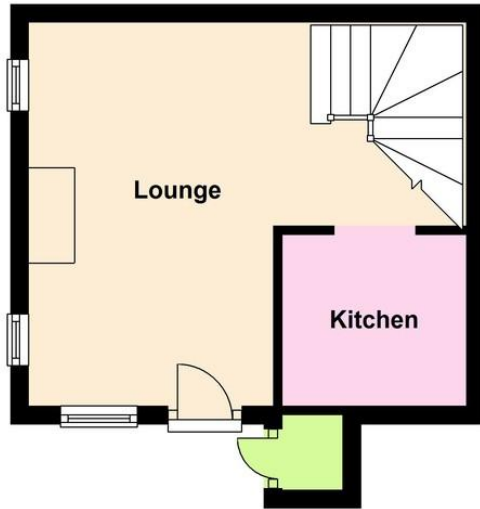
There is a lawned garden to the front and side of the property and a designated car parking space.

### FIXTURES & FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## FLOORPLAN



## DIRECTIONS

### CONTACT

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