



12 Herberts Lane, Kenilworth, CV8 2HH

Asking Price £1,100.00 p.c.m.



**Three Bedroom
Semi-Detached House
Gas central heating
uPVC double glazing
Conservatory
Good size rear garden
Available Mid December**

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Approach

With Double glazed front door giving access to the Hall.

Reception Hall

With off to the first floor, central heating radiator and door to Living room

Living room

4.27m (14' 0") x 3.99m (13' 1")

Double glazed window to the front. A gas-feature fireplace with stone surround and gas fire, Central heating radiator.

Kitchen

4.93m (16' 2") x 2.39m (7' 10")

Fitted wall and base units with work top over, tiling to splash back areas, stainless steel sink and drainer unit Gas and electric cooker point with space for range style cooker Space and plumbing for automatic washing machine, Space for fridge/freezer Central heating radiator Understairs cupboard and UPVC double glazed window to the rear.

Conservatory

4.93m (16' 2") x 2.39m (7' 10")

UPVC double glazed windows to the rear and double-glazed patio doors leading to and overlooking rear garden.

First floor landing

Doors off to: Bedroom 1, 2 and 3 and bathroom.

Bedroom One

3.99m (13' 1") x 3.30m (10' 10")

UPVC double glazed window to the front, Built-in walk-in wardrobe, Central heating radiator.

Bedroom Two

3.40m (11' 2") x 2.44m (8' 0")

With double glazed window to the rear, Central heating radiator

Bedroom Three

2.41m (7' 11") x 2.41m (7' 11")

With double glazed window to the rear. Central heating radiator.

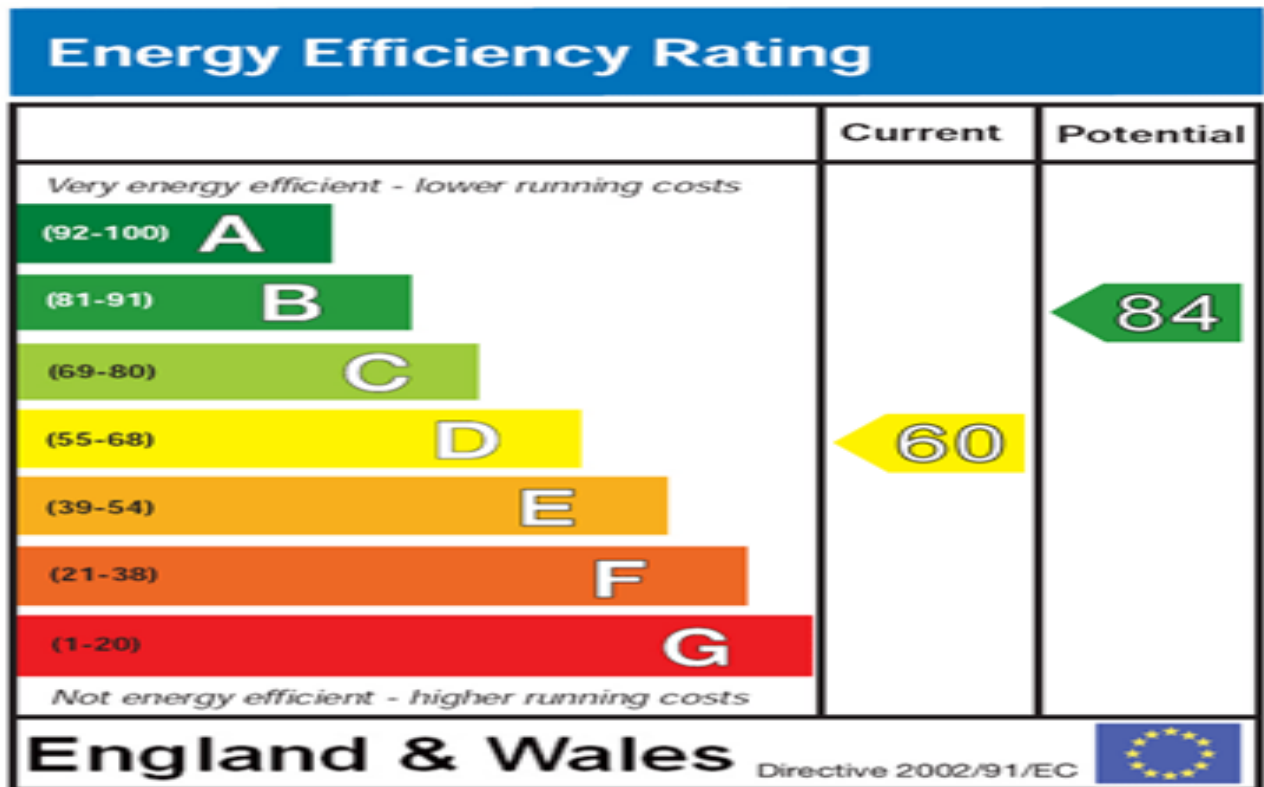
Family Bathroom

Fully tiled and fitted with a white suite comprising roll top bath with shower over, Pedestal wash hand basin, Low level Wc Central heating radiator, UPVC Double glazed window to the rear.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out an EPC on this property. We advise you to have your own survey. [Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk](http://www.alternativeestates.co.uk)

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