



Suncliffe Drive  
Kenilworth  
Warwickshire  
CV8 1FH

Offers In Excess Of £399,000

bettermove

# Suncliffe Drive Kenilworth

Bettermove are proud to present this 2 bedroom semi-detached house in Kenilworth available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

The council tax band is D.

The interior of this property comprises a spacious living room, fitted kitchen, 2 bedrooms, w/c and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Kenilworth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A46, A452 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

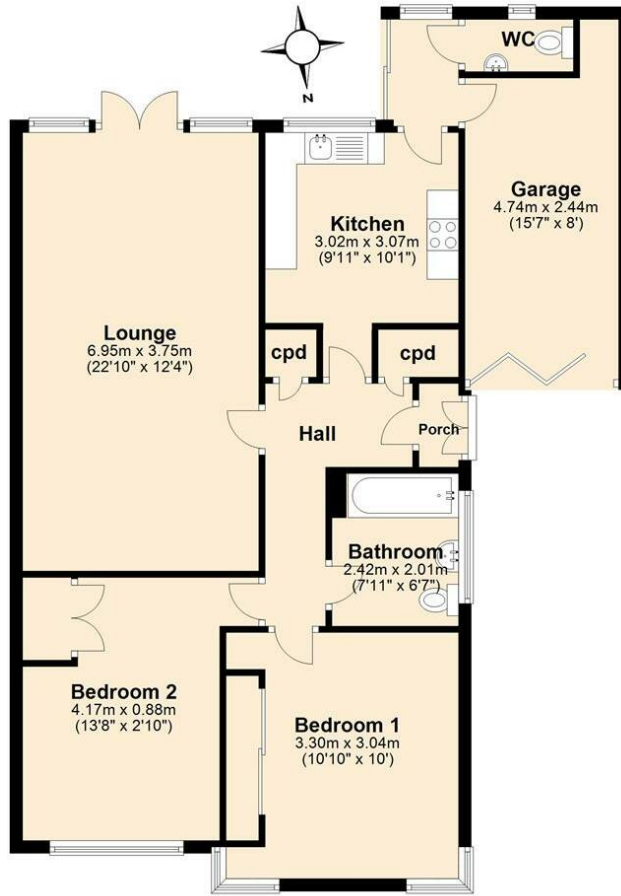
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



### Ground Floor

Approx. 96.1 sq. metres (1034.1 sq. feet)



Total area: approx. 96.1 sq. metres (1034.1 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)