



Priory Road, Kenilworth

Offers In The Region Of £335,000

- Town Centre Terraced House
- Kitchen With Utility
- Living And Dining Room
- Period Characteristics
- Large Modern Bathroom
- Two Good Double Bedrooms
- Energy Rating - D 65
- Gas Central Heating & Double Glazing
- Near To Kenilworth Railway Station
- Internal Viewing Recommended

Priory Road, Kenilworth CV8 1LQ

The attractively presented two double bedroom accommodation located in the Town Centre and walkable to all its amenities. It comprises a vestibule entrance, front lounge and a further dining room with feature gas fireplace, quality fitted kitchen with a range of modern shaker style units and benefits from a separate utility area housing the downstairs W/C. On the first floor there are two double bedrooms and a large modern bathroom suite with a shower over bath. Outside is an attractive rear garden laid mostly to patio and lawn at the rear and to the front of the home is a low maintenance fore garden.



Council Tax Band: C



Approach

The property has a patio courtyard with a dwarf boundary wall and a panelled entrance door leading into the property.

Vestibule

With inset matting, coat hanging, transom paned glass window and a stripped door into the lounge.

Lounge

11'11" x 12'11"

Double glazed bay window to the fore providing plenty of light, radiator, two wall lights and cornicing to ceiling making for a great reception room. A four panelled wood door leads into the dining room.

Dinning Room

14'10" x 12'11"

The focal point is provided by a gas fireplace with a tile surround set on a tiled hearth with open grate. Window providing natural light from the rear garden and stairs leading to the first floor.

Kitchen

12'4" x 7'0"

Fitted with a range of shaker style units to both wall and base. The base units are contrasted with a woodblock effect worksurface with an inset Belfast sink with chrome mixer tap set beneath the double glazed window to the side. Double glazed door into the rear garden. There is complementary tiling to splash backs and porcelain tiled floor, upright Hotpoint fridge freezer, built in oven with a four ring gas hob over with extractor, through four panelled door into the utility.

Utility Room

7'6" x 7'0"

With plumbing for automatic washing machine and space for dryer, radiator, double glazed window and low level W/C.

Bathroom

Comprehensively fitted with a three piece white suite that comprises a panelled thermostatic shower over bath, half pedestal large wash hand basin and a close coupled wc. There is a tiled floor and splashbacks, column radiator and double glazed window, LED ceiling

down lighters and Vaillant combi gas boiler installed 2023 housed in the storage cupboard. Access to loft.

First Floor Landing

Large landing space with doors off to

Bedroom One

12'0" x 12'11"

Two double glazed windows to the fore, double column radiators, built in wardrobe and further storage space located in the chimney recess, coving and ceiling light.

Bedroom Two

11'10" x 9'10"

Double glazed window to the rear, radiator, over stairs storage cupboard.

Front

With a low level dwarf boundary wall and a composite entrance door.

Rear Garden

With a paved patio area with a shingle path, raised lawn enclosed by panelled fencing.

Parking

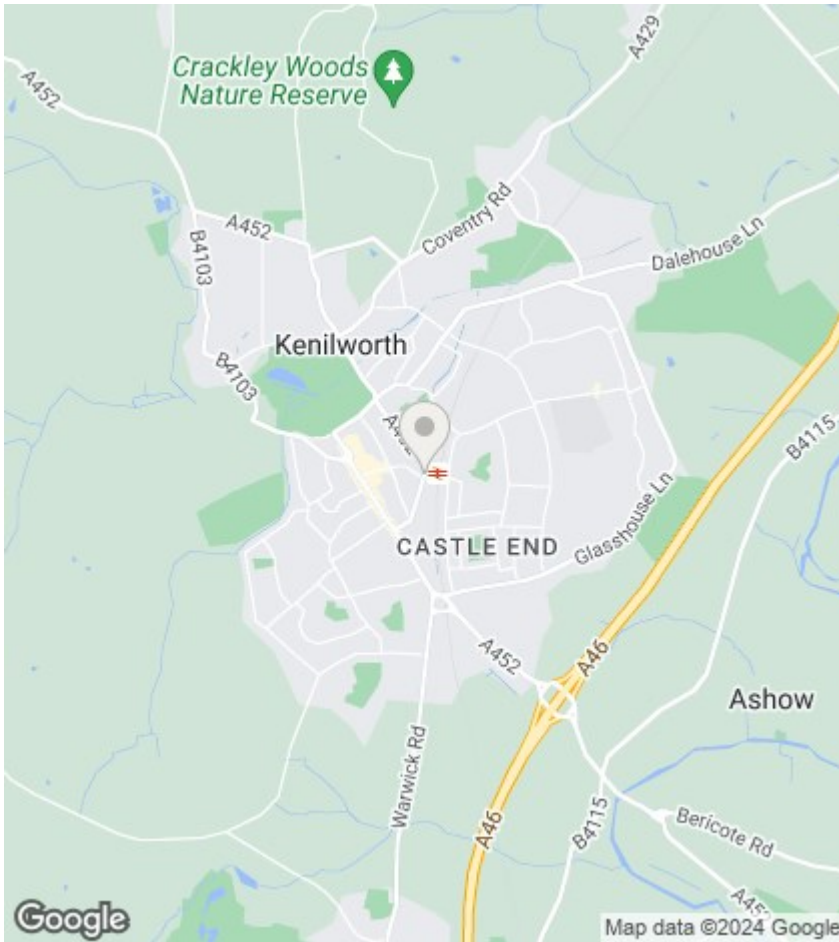
Permit parking available (K2) charged by the council at £25.00 for the year with an option for a visitor space as well.

Tenure

The property is freehold.

Fixtures And Fittings

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



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 46.1 sq. metres



First Floor
Approx. 40.6 sq. metres



Total area: approx. 86.7 sq. metres