



Clinton Lane, Kenilworth

£311,000

- Character Two Bedroom End Terraced House
- Extended Kitchen/Breakfast Room
- Two Double Bedrooms
- Attractive East Facing Rear Garden
- Close To Kenilworth Castle And Within Priorsfield School Catchment
- Through Lounge/Dining Room
- Energy Rating D- 64
- Spacious Bathroom With Shower Over Bath
- New Double Glazing And Gas Central Heating Boiler
- Warwick District Council Tax Band C

Clinton Lane, Kenilworth CV8 1AT

A most attractive character two bedroom end terraced property in this historic location within the back drop of Kenilworth Castle, the property with the benefit of replacement double glazing and gas fired central heating comprises; open porch, reception hall, through lounge/dining room, extended kitchen/breakfast room, to the first floor there are two double bedrooms and a spacious bathroom. Outside a lovely rear garden beautifully established and raised fore garden with on road parking. Early viewing is essential.



Council Tax Band: C



Approach

Over newly laid steps with black wrought iron hand rail, to an open porch with quarry tiled step, courtesy light, double glazed composite front door into the

Reception Hall

With ceiling light, radiator, smoke alarm, stairs rising to the first floor, door to the

Lounge

10'11" x 11'3"

Lounge with fireplace with brick surround and raised stone hearth, ceiling light, radiator, double glazed bay window to front with box window seat with cushion and storage underneath, t.v point either side of the chimney breast, cupboard concealing the electric meters and fuses feature arch to the

Dining Room

11'11" x 11'3"

With ceiling light, radiator, feature shelving and central circular glazed and mirrored display area within the chimney breast, door to useful understairs storage cupboard with light with electric socket and range of shelves, door to the

Kitchen/Breakfast Room

16'11" x 14'6"

Breakfast room with three ceiling lights, double glazed windows to side and rear, ceramic tiling to floor, radiator, built in pine cupboard housing the water meter, further cupboard housing the gas meter. The extended kitchen is fitted with a range of matching light oak fronted Magnet base and wall units with marble effect rounded edge work surfaces with ceramic tiled splash backs, integrated four ring gas hob with concealed illuminated extractor hood over, housing for integrated oven if required, one and a half bowl sink with mixer tap, Bosch washing machine and Blomberg frosted free standing upright fridge freezer both included in the sale, double glazed window overlooking the rear garden, door to side, ceiling light, ceramic tiled floor, t.v point.

First Floor Landing

With matching banister rail and spindles, ceiling light, airing cupboard housing the Baxi 800 combination boiler servicing the hot water and central heating, vented through the loft (installed 2022) and slatted shelves.

Double Bedroom One

10'11" x 14'6"

With double glazed window to front, radiator, ceiling light, t.v point, two sets of matching double wardrobes with hanging and shelf with matching cupboards above, central vanity area.

Double Bedroom Two

12'0" x 9'1"

With double glazed window to rear, radiator, ceiling light, t.v point, built in double storage cupboard with shelving and matching cupboard above. Access to insulated and fully boarded loft space with retractable ladder powerpoint and light.

Bathroom

Spacious bathroom with a three piece champagne coloured suite with low level w.c, pedestal wash hand basin, panelled bath with central chrome mixer tap, mains fed Bristan shower off the boiler with chrome fittings, shower curtain and rail, double glazed window to rear, wall mounted mirror, vinyl floor, ceramic tiling to three walls.

Rear Garden

A delightful feature of the property enclosed by timber fencing, beautifully stocked with an array of shrubs and plants with gravelled patios and inset lawn, useful side gated bin access to the front. To the top of the garden is a timber shed.

Front

To the front of the property is a brick retaining wall with newly laid steps and wrought iron hand rail leading to the open porch.

Tenure

The property is freehold.

Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

12 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

