



## 52 Willoughby Avenue, Kenilworth, CV8 1DG

£350,000

- Three Bedroom Bates Built Semi Detached House
- Three Well Proportioned Bedrooms
- Two Reception Rooms And Kitchen
- Gas Central Heating System
- Highly Desirable Road Close To Town Centre
- Requiring Modernisation Throughout
- EPC Rating E - 46
- Front Driveway And Garage
- No Onward Chain
- Warwick District Council Tax Band D



# 52 Willoughby Avenue, Kenilworth CV8 1DG

Offered with no onward chain this semi detached requires modernisation throughout. Located close to Kenilworth Town Centre it is also a short distance from Clinton School. The property benefits double glazing and gas central heating(not tested) and comprises a hallway, cloakroom, two reception rooms and kitchen. On the first floor is a landing, three well proportioned bedrooms and a bathroom. Outside are front and rear gardens, a driveway and garage.



Council Tax Band: D



## Hall

With stairs to the first floor landing and a window and radiator at the front. Doors off to:

## W.C.

With a low flush wc and a window to the front.

## Lounge

18'0" x 12'0"

Window to the front, radiator and a door into the dining room.

## Dining Room

10'5" x 9'8"

Sliding patio doors into the rear garden, radiator and a door into the kitchen.

## Kitchen

15'5" x 8'3"

Having units to wall and base. Wood effect counters with an inset stainless steel sink unit with pillar taps and a window over. Tiled splashbacks, pantry, radiator and door to the rear gardens.

## Landing

Window on the turn, airing cupboard and doors off.

## Bedroom

10'0" x 11'2"

Window to the front, radiator and built in cupboard.

## Bedroom

12'10" x 11'2"

Window to the rear, radiator and a built in cupboard and top box storage.

## Bedroom

8'11" x 6'11"

Window to the front, radiator and a built in cupboard.

## Bathroom

Fitted with a coloured suite with a panelled bath with electric shower, pedestal wash hand basin and a close coupled wc. Fully tiled, radiator and window to the rear.

## Rear Garden

With a paved patio and pea gravelled garden. Shrub borders, fenced boundaries.

## Driveway

The tarmac driveway provides hardstanding and leads to the garage.

## Garage

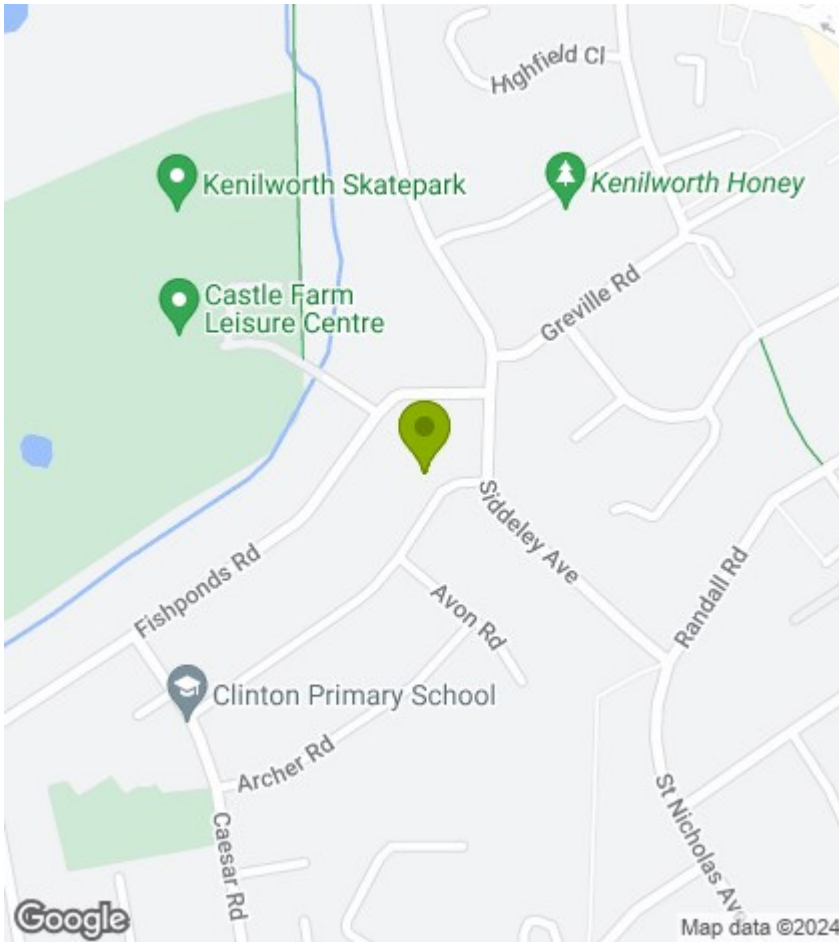
With up and over door.

## Tenure

The property is freehold

## Services

All mains services are connected.



### Viewings

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

### EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 51.0 sq. metres



**First Floor**  
Approx. 42.8 sq. metres

