



Roseland Road, Kenilworth

£270,000

- Attractive Single Bayed Mid Terraced House
- Bathroom With Thermostatic Shower
- EPC Rating E - 51
- Double Glazed Throughout
- Close To Town Centre And No Chain
- Two Well Proportioned Bedrooms
- Large Kitchen With Beech Effect Units
- Gas Centrally Heated With Condensing Boiler
- Lounge With Attractive Fireplace
- Warwick District Council Tax Band B

Roseland Road, Kenilworth CV8 1GB

An attractive single bayed mid terrace house on the fringe of Kenilworth Town Centre. With the benefit of double glazing and gas central heating the property comprises a hall with stairs to the first floor landing and a door into the attractive lounge with feature fireplace and shelving to the chimney recess. Deep bay window to the fore. The large kitchen has a number of units, space for a breakfast table and pantry. There is a good single and double bedroom as well as the bathroom with a thermostatic shower. Outside is an attractive rear courtyard garden. Offered with no onward chain.



Council Tax Band: B



HALLWAY

Stairs rise to the first floor landing, coir matting and pine door into the lounge

LOUNGE

13'0" x 10'11"

With a double glazed bay window to the fore, shelving to the chimney recess, radiator and a focal point provided by a fireplace with working gas fire set on a tiled hearth. Coving to ceiling and door into the kitchen

KITCHEN/ BREAKFAST ROOM

12'6" x 10'11"

Fitted with a range of wood effect units to wall and base. The base units have a stone effect roll topped worksurface over with an inset stainless steel sink unit set beneath the double glazed window to the rear. Complimentary tiling to splashbacks. There is a Vaillant EcoTec condensing boiler and space for upright fridge freezer. Radiator, double glazed door to the rear, pantry and further cupboard with plumbing for automatic washing machine.

LANDING

Access to loft void and doors off to

BEDROOM ONE

13'0" x 11'0"

Double glazed window to the fore with a double radiator beneath, cupboard with hanging over the stairs and an ornate cast iron fireplace.

BEDROOM TWO

8'0" x 11'0"

With a double glazed window to the rear with a radiator beneath.

BATHROOM

Fitted with a white suite that comprises a panelled bath with thermostatic shower over, low flush wc and pedestal wash hand basin. Tiling to splashbacks, airing cupboard, medicine cabinet, radiator and a frosted double glazed window.

REAR COURTYARD

With walled and fenced boundaries and an outside store

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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

