



## Woodcote Avenue, Kenilworth

£350,000

- Three Bedroom Semi-Detached House
- Tiled White Bathroom Suite
- Double Glazing And Conservatory
- Kitchen With Appliances
- Requiring Modernisation
- Offered With No Onward Chain
- EPC Rating D - 66
- Gas Central Heating System
- Driveway And Side Garage
- Warwick District Council Tax Band D



# Woodcote Avenue, Kenilworth

A three bedroom semi detached that requires modernisation and is offered with no onward chain. Benefitting gas central heating the property comprises a hallway, through lounge/dining room and conservatory. There is a kitchen with appliances and access to the large side garage with up and over door. On the first floor are three well proportioned bedrooms, front and rear gardens and driveway.



Council Tax Band: D



### **ENTRANCE HALLWAY**

Via a double glazed door with fan light window, matching side lights. Stairs rise to the first floor landing, radiator, understairs storage and further storage cupboard. All doors off to:

### **THROUGH LOUNGE**

25'2" x 11'9"

Double glazed bow window to the fore, coving to ceiling, two ceiling lights and radiators, serving hatch and sliding patio doors into the conservatory.

### **CONSERVATORY**

9'7" x 8'9"

Double doors onto the patio, ceiling fan and a radiator.

### **KITCHEN**

8'11" x 8'11"

Fitted with a range of beech effect units to both wall and base. Appliances include a cooker, hob and extractor, slimline dishwasher and a washing machine. Tiling to splashback, roll topped worksurface, double glazed window to the rear and a door into the side garage.

### **LANDING**

Window on the turn and all doors off.

### **DOUBLE BEDROOM ONE**

11'6" x 10'9"

Double glazed window to the fore and a radiator.

### **DOUBLE BEDROOM TWO**

10'11" x 10'8"

Double glazed window to the rear and a radiator.

### **BEDROOM THREE**

7'2" x 6'11"

Double glazed window to the fore and a radiator.

### **BATHROOM**

The bathroom has been refitted with a white suite that consists of a panelled bath with shower over, pedestal wash hand basin and a close coupled w.c. Complimentary tiling to splashbacks, frosted window and a heated towel rail.

### **OUTSIDE**

The larger than average rear garden is mainly laid to lawn with shrub borders and offers a good degree of privacy.

### **DRIVEWAY AND GARAGE**

The property is accessed across a direct driveway offering hardstanding. The garage has up and over door with power and lighting provided.

### **SERVICES**

All mains services are connected.

### **TENURE**

The property is Freehold.



### 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(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	

