



Grange Avenue, Kenilworth, Warwickshire. CV8 1DD

£425,000

- A Three/Four Bedroom Semi Detached House
- Kitchen With Integrated Appliances
- Outdoor Rear Swimming Pool
- Priorsfield School Catchment Area
- No Onward Chain
- Front Lounge & Extended Dining Room
- EPC Rating E - 48
- Driveway For Three Cars
- Double Glazed And Gas Central Heating
- Warwick District Council Tax Band E

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An extended three bedroom semi detached house with accommodation across three floors. There is parking for three cars to the front of the house and benefits include double glazing and gas central heating. You step into the front lounge with fireplace and onto the rear extended dining room. There is a fitted kitchen with utility and lean to. On the first floor is a study/bedroom and what was previously two double bedrooms have been knocked through into one with fitted furniture (These two rooms could be easily reinstated to form a four bedroom house again) and a shower room. On the second floor is a further loft room. Outside the rear garden has been slabbed and there is an outdoor swimming pool. Offered with no onward chain.



4



1



2



E

Council Tax Band: E



Approach

The property is approached across a block paved driveway that provides hardstanding for up to three vehicles. You enter through a composite door with a canopied porch and coachlight.

Lounge

16'2" x 17'7"

The open plan lounge has a bow window to the fore, stairs rising to the first floor, radiator and a gas fire set in a stone surround. The lounge leads into the dining room.

Dining Room

14'11" x 9'4"

The extended dining room has a radiator and patio doors into the rear garden. A door leads into the kitchen.

Kitchen

16'9" x 7'11"

The kitchen is fitted with a range of white wall and base units. The base units incorporate a dishwasher and an undercounter refrigerator. The porcelain sink has a bow window over and a monobloc tap. There are display cabinets, tiled splashbacks, halogen hob with an extractor over and a breakfast bar. A stable doors leads to the side lean to.

Utility Area

14'10" x 8'2"

Having wall and base units and a marble counter. Larder unit and the combination boiler. Plumbing for automatic washing machine and a composite door and window to the front.

Lean To

19'10" x 8'2"

Having a bar area, tiled floor radiator and patio doors into the garden. An opening leads to the utility area.

Landing

With a window to the side, airing cupboard with lagged cylinder, stairs to the second floor and doors off to:

Bedroom One

24'9" x 10'5"

What was formerly two double bedrooms has been knocked into one. Having a window to the fore and patio doors onto the rear balcony and two radiators. The bedroom has a range of built in furniture that includes wardrobes, top boxes, window seat and dressing table. There is also a waterbed that can be included in the sale.

Bedroom Three

6'5" x 6'10"

Window to the fore with a radiator beneath. Fitted desk and cabinets.

Shower Room

Having a corner shower cubicle with a thermostatic shower, vanity wash hand basin and a concealed cistern wc. Tiling to full height and floor. Bow window to the rear and a heated towel rail.

Bedroom Two

11'7" x 16'3"

Situated on the second floor and having dormer windows to the rear, radiator and built in wardrobes.

Rear Garden

The rear garden is paved and has a heated swimming pool. It is enclosed with panelled fencing and has two timber sheds at the foot of the garden. The buyers are advised to make their own checks on the swimming pool.

Tenure

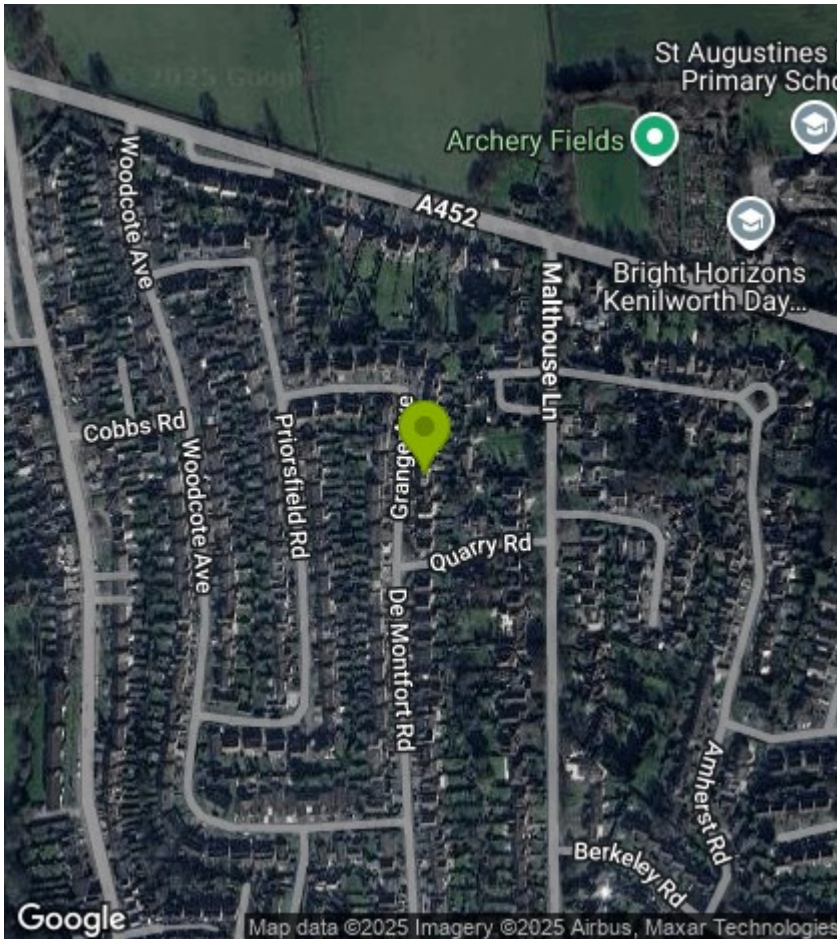
The property is Freehold

Services

All mains services are connected.

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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

