



School Lane, Kenilworth

Asking Price £395,000

- Terraced Modernised Cottage
- Lovely Cottage Garden
- Close To Abbey Fields and Town Centre
- New Carpets and Ready To Move In
- On Road Parking
- Three Bedrooms
- Vacant and No Onward Chain
- Energy Rating D - 62
- Indoor/Outdoor Living Raised Patio
- Warwick District Council Tax Band - C

School Lane, Kenilworth

A very well presented and fully modernised cottage style terraced house close to Abbey Fields, the town centre and Kenilworth Castle. The double glazed and gas centrally heated accommodation offers living room, dining room, downstairs W.C., stairs to first floor, fully fitted kitchen with breakfast area and pantry cupboard. Upstairs to master bedroom, second bedroom and well fitted full bathroom with bath and separate shower, stairs rising to third bedroom, forecourt garden and delightful rear cottage garden overlooking open space.



Council Tax Band: C



The Property

Situated close to the Abbey Fields and Town Centre, this delightful recently renovated and modernised three bedroom terraced cottage benefits from a perfect blend of traditional charm and modern living. The fully fitted kitchen, which boasts triple bi-fold doors that open onto a raised rear patio area creates a transition between indoor and outdoor living creating an ideal setting backing on to the rear garden and further wooded area. With full gas fired central heating and double glazing and new Oak flooring and carpets throughout early viewing is advised for this ready to move in property available with no onward chain.

Approach

Forecourt garden with blue slate chippings, wrought iron fencing and gate, trench drain grate with composite opaque glazed door with courtesy light to

Sitting Room

Double glazed bay window to front, wood LTV flooring, radiator, feature timber fire surround, central ceiling light, multiple power sockets and base cabinet storage housing the meters. Through timber panel doors with glass insets to

Dining Room

Through timber panel doors with glass insets to dining area with radiator, central ceiling light, inset tv mounted wall space, a staircase with grab rail to the first floor with useful push open hinge understairs storage below, push open hinge door to

Downstairs W.C.

Low level W.C., extractor, radiator, wall hung wash hand basin with chrome mixer tap and tiled splash back.

Breakfast Kitchen

Fitted with a soft close flat panel range of base and wall units, incorporating storage drawers and cupboards, fitted marble affect work surfaces with tiled splashback, inset composite sink unit, integrated appliances including Lamona 4 ring electric hob with illuminated extractor above, mid level double electric oven, grill and microwave, Indesit washing machine with space for dryer above, fridge and freezer, Lamona full size dishwasher. With Led downlighters, multiple power sockets and useful pantry cupboard with further timber counter breakfast bar. Double glazed triple bi-folds to rear.

First Floor Landing

With new carpet, smoke alarm and central light point with doors leading off

Main Bedroom

A generous double bedroom with front aspect having double glazed window, central ceiling light and radiator,

Bedroom Two

A good sized single room with rear aspect with double glazed window overlooking open wooded space, radiator and central ceiling light.

Family Bathroom

A large four piece suite bathroom with modern fittings, freestanding bath with matching chrome fittings, walk in mains fed shower with dual shower head attachments and full height tiled splashback. Heated towel radiator, extractor, Led downlighters, low level W.C., wall hung wash hand basin with splashback tiling with storage drawers below, led surround wall hung mirror, opaque glazed dual windows. Built-in cupboard with combination gas fired condensing boiler. LTV flooring and complementary wallpapered and panelled walls.

Loft Dormer Double Bedroom Three

With double glazed dormer bay window to rear, radiator, central ceiling light and multiple power sockets.

Rear Cottage Garden

Raised rear patio area creating a indoor/outside living area from the kitchen through triple bi fold doors, outside water tap, external power sockets, timber steps lead to a stone pathway with surrounding borders and the garden extends with a further gravelled and decking areas with garden shed and timber gate access to rear. There is a pedestrian right of way through the rear of the neighbours garden for bins access which are housed underneath the raised patio.

Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

Services

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
287 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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) A		
(81-91) B		
(69-80) C		
(55-68) D	62	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 39.7 sq. metres



First Floor
Approx. 34.3 sq. metres



Second Floor
Approx. 13.0 sq. metres



Total area: approx. 87.0 sq. metres