



Guy Road, Kenilworth

Offers In The Region Of £315,000

- Three Bedroom 1940s Terraced House
- Open Porch And Reception Hall
- Living Dining Room
- Bathroom And Separate W.C.
- Good Garage And Driveway Parking
- No Onward Chain, Backing Onto Guy Road Park
- Energy Rating
- Fitted Kitchen
- Three Bedroom - Two Doubles
- Warwick District Council Tax Band C

Guy Road, Kenilworth CV8 1FY

A 1940s three-bedroom Mid-Terraced house located within the St. John's School catchment area. The property requires general modernisation and improvement, and it is conveniently close to the town centre, backing directly onto Guy Road Park. It features gas-fired central heating, double glazing, and no onward chain.

The accommodation features an open porch, a reception hall, and a combined living/dining room, along with a kitchen equipped with supplied appliances. On the first floor, there are two double bedrooms and one single bedroom, as well as a four-piece bathroom.

Outside, there is a good-sized rear garden that includes a brick outbuilding, a greenhouse, and a tool shed. To the front, there is driveway parking available for two cars.



Council Tax Band: C



Approach

Over a block-paved driveway leading to an open timber and pitched tiled storm porch, complete with an outside courtesy light, a frosted door, and a matching full-height window.

Entrance Hall

Ceiling light, radiator, and pine-paneled wall with a useful storage cupboard featuring fitted hooks and shelving, along with an under-stairs storage cupboard housing the electric isolation unit and the electric and gas meters.

Kitchen

8'3" x 9'6"

The kitchen is equipped with matching base and wall units, featuring rounded edge work surfaces. It includes a single drainer stainless steel sink, space for a Cooke Lewis freestanding under-counter fridge, and an electric freestanding washing machine. Additionally, there is an electric oven and grill with a four-ring hob included in the sale. The room has a vinyl floor, a ceiling strip light, and both a window and door leading to the rear garden. There is a door leading to.

Lounge/ Dining Room

22'11" x 16'0"

The living area features a living flame effect gas fire with a brick surround and a tiled hearth. It has a window facing the front, a ceiling light, and a door leading to the hall, which opens into the dining room with patio doors that access the garden. Additionally, there is a wall-mounted Worcester Bosch combination boiler that services the hot water and central heating, a radiator, and a door leading to the kitchen.

First Floor Landing

With pine panelling and access to the insulated roof area, and doors to

Double Bedroom One

10'0" x 14'7"

The room features a window at the rear, a ceiling light, a radiator, and a built-in slimline storage cupboard.

Double Bedroom Two

12'7" x 11'9"

The room features a front-facing window and a radiator, with built-in wardrobes on either side of the chimney breast.

Bedroom Three

9'3" x 7'11"

The room features a front window, a radiator, and a ceiling light.

Bathroom

Featuring a two-piece suite with a pine-paneled bath, a pedestal wash hand basin, and a shower cubicle with a mains-fed shower. There is also a built-in airing cupboard, radiator, ceiling light, vinyl flooring, and an opaque window.

Separate W.C.

The bathroom features a low-level toilet, a frosted window at the rear, and a ceiling light.

Rear Garden

The property is completely enclosed by perimeter fencing and features a full-width patio. A pathway leads to the top of the garden, which includes a greenhouse and a tool shed. The garden is primarily laid to lawn and contains a variety of shrubs. It backs onto Guy Road Park and has side access through a gate located under a shared covered walkway.

Outside Store/W.C.

Brick building with a door separating the w.c. from a utility store that has power and light, which also houses a tumble dryer and an extra freezer included in the sale, along with an adjoining tool shed.

Front

To the front of the property is a block-paved driveway with parking for two cars.

Tenure

the property is freehold

Services

All mains services are connected; Mobile coverage

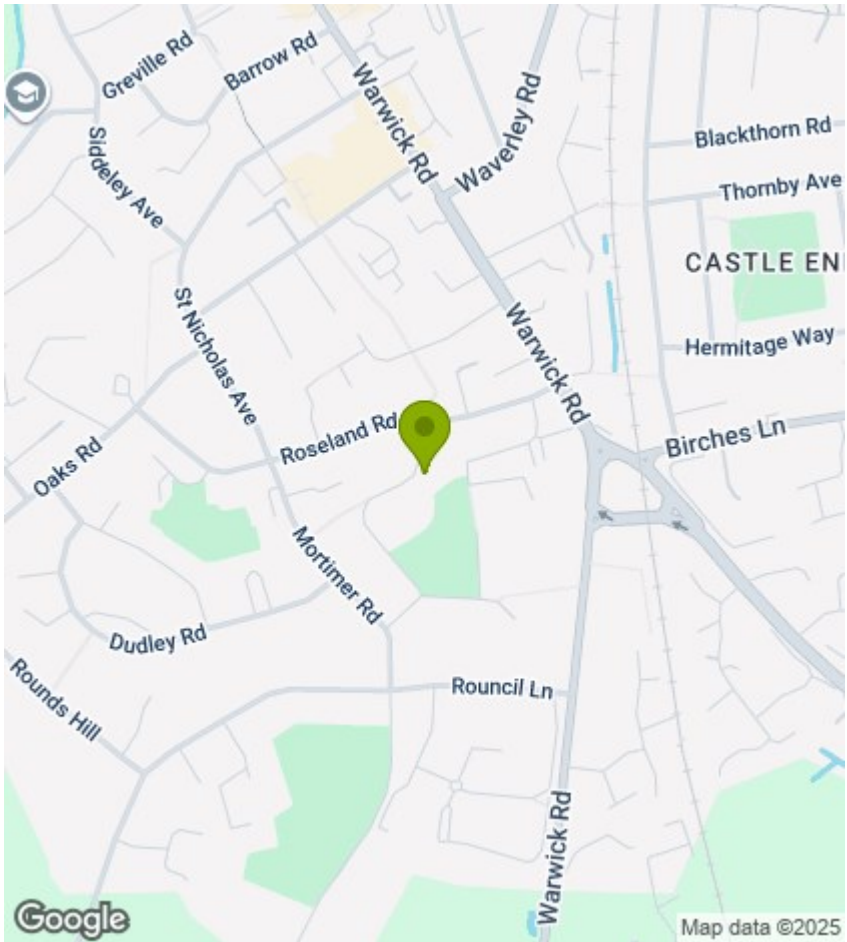
EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

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



Viewings

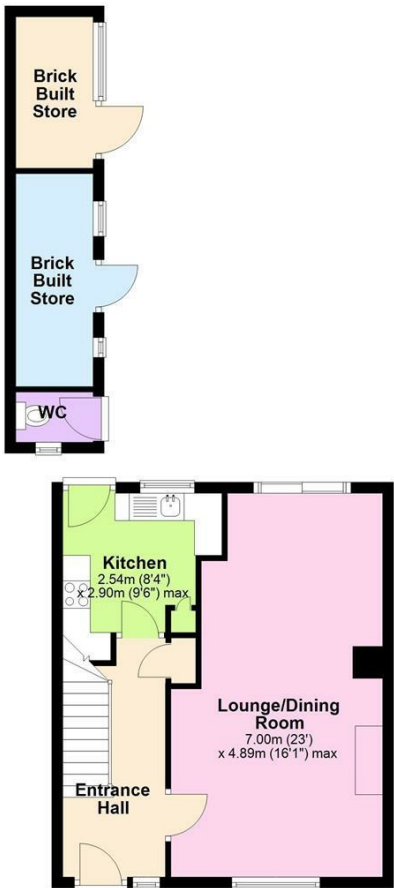
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

