



## The Close, Kenilworth

Offers In The Region Of £395,000

- Character Edwardian Terraced House
- Lounge With Feature Bay
- Separate Dining Room
- Within Kenilworth Conservation Area
- Double Glazed throughout
- Views Across Odibourne Allotments
- Energy Rating D
- No Onward Chain
- Parking and Garage To The Rear
- Warwick District Council Tax Band D



# The Close, Kenilworth, CV8 2HN

A beautifully positioned Edwardian character terraced house located within the Kenilworth Conservation area, with superb views across Odibourne allotments. The property offers a peaceful backwater yet remains convenient to both old Kenilworth, Abbey Fields and the main Town Centre of Kenilworth with its full range of facilities and amenities. There is a garage to rear, and the property is offered with no onward chain.



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D - 63

Council Tax Band: D



## Approach

Approached over a stepped pathway, the feature entrance open porch welcomes you with a hardwood panelled and frosted glazed door, set on a quarry tiled step and complemented by a courtesy light. Surrounding the front door, a raised front garden that is enclosed by brick retaining walls. This garden features a low-maintenance finish of slate chippings adorned with shrubs.

## Reception hall

With stairs rising to the first floor landing, radiator, multi-paned door through to

## Living Room

This room features a walk-in bay window at the front, offering delightful views of the Odibourne Allotments. It features an open fireplace with a brick inset, a cast-iron grate, and a tiled hearth. Additional details include a radiator, two wall light fixtures, a TV point, a ceiling light, and decorative coving. There is also a cupboard that conceals the electric isolation unit and the electric meter.

## Dining Room

With a ceiling light, coving, and a radiator, there is a window to the rear. Additionally, there is a built-in walk-in understairs storage cupboard with light and a door to...

## Fitted Kitchen

The kitchen includes matching oak grain effect units with black marble effect work surfaces, a breakfast bar with two stools, and a single drainer stainless steel sink with a chrome mixer tap. It features a slot-in double oven and grill, a four-ring gas hob, and a stainless steel extractor hood.

An integrated Zanussi dishwasher is provided, along with plumbing for a washing machine and space for a large fridge freezer. Splashbacks are ceramic-tiled, with additional lighting from under-pelmet and cupboard lights, plus two ceiling lights. The ceramic tiled floor and a window overlook the rear, while the side door provides access. A cupboard houses the Baxi Platinum 28HE combination boiler.

## First Floor Landing

Split-level two-section landing with matching bannister rails and spindles, access to insulated roof space.

## Double Bedroom One

With radiator, window with views across Odibourne allotments, ceiling light, three sets of pine double door

wardrobes to one wall with hanging and shelving with matching cupboards over.

## Double Bedroom Two

Central ceiling light, radiator, window to rear, exposed timber floorboards.

## Bedroom Three

Central ceiling light, radiator and window to rear.

## Bathroom

Three-piece white suite featuring a low-level W.C., pedestal wash hand basin, and a mains-fed shower over a curved bath with a fitted screen. There is a window to the side, a radiator, wall tiling, a heated towel rail, and a mirrored vanity cabinet.

## Rear Garden

Low-maintenance paved garden enclosed by perimeter fencing, featuring an outside tap and a gate that leads to a rear service road for vehicular access to Park Road.

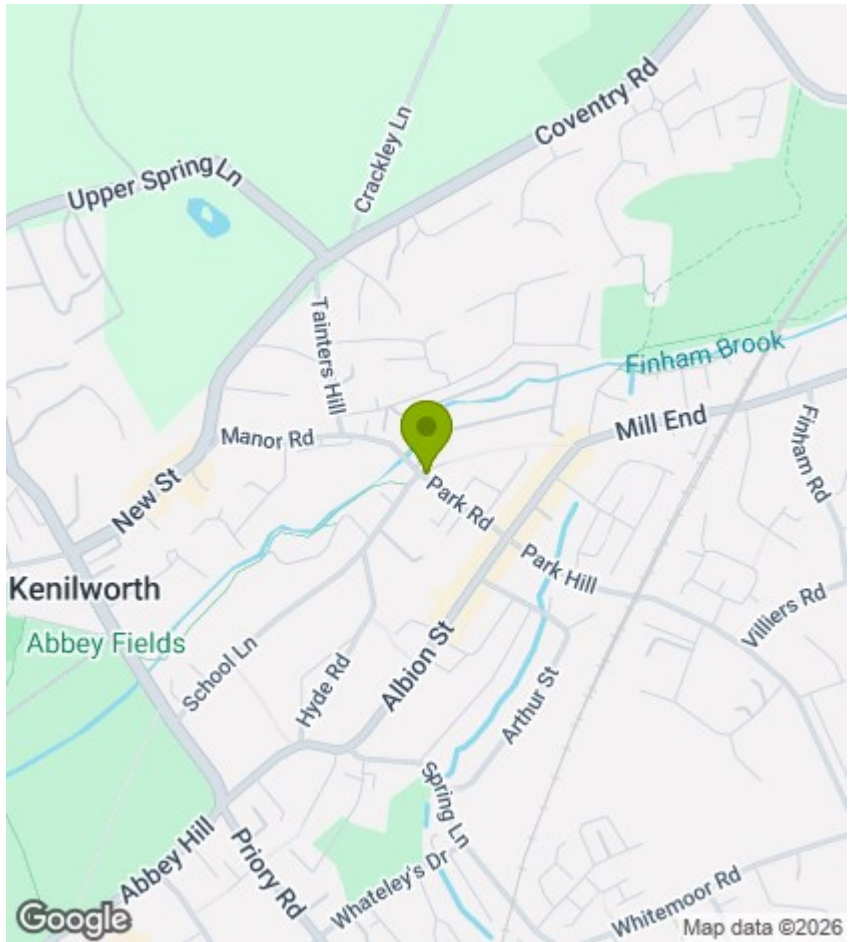
## Garage

With metal up and over door to front, power and light connected with shelving, rear window and door to garden.

## Fixtures & Fittings

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





## Viewings

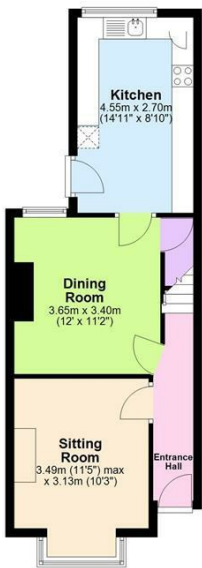
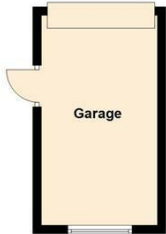
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	76
(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	

**Ground Floor**  
Approx. 55.8 sq. metres (600.5 sq. feet)



Total area: approx. 98.2 sq. metres (1057.4 sq. feet)

**First Floor**  
Approx. 42.4 sq. metres (456.9 sq. feet)

