



1 JACOX CRESCENT

KENILWORTH, CV8 2NJ

- 3 Bedroom Semi Detached Property
- Well Presented with Further Potential
- Popular Kenilworth Location



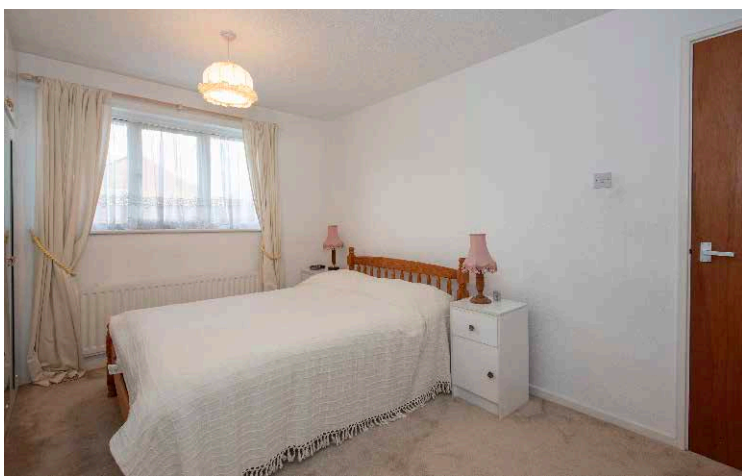
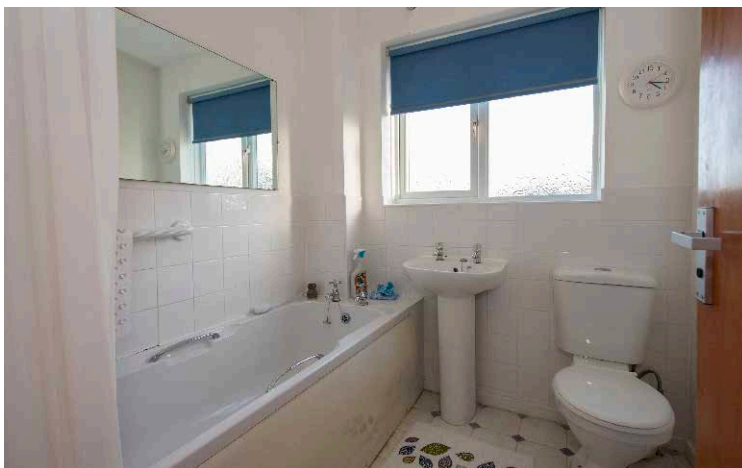
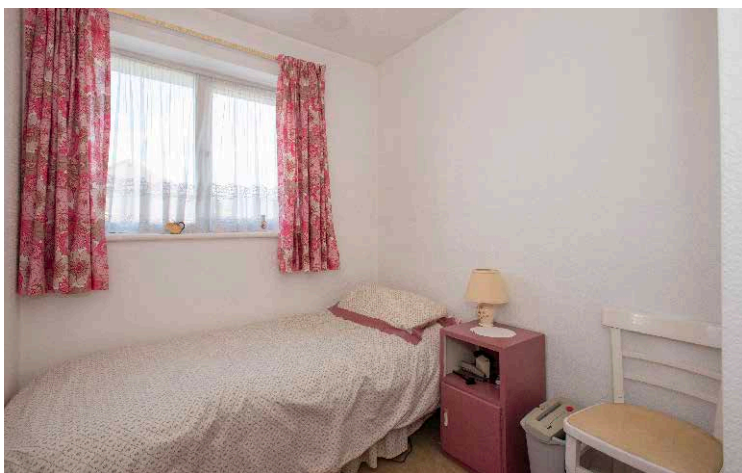
THE PROPERTY

A fantastic three bedroom semi detached house, ideally located for access to both shops and amenities, bus routes and Park Hill Junior School, and Kenilworth School. The house itself has great potential to add value, and extend (subject to planning permission). The house has a private rear garden, with access to your own garage and driveway. The property has both gas central heating and double glazing, and is offered with no onward chain.

The accommodation briefly offers, entrance hallway, dining room opening onto a lounge, fitted kitchen, and rear porch leading on the garden. The garden is mainly laid to lawn, with borders with various shrubs, trees and plants and has a pathway leading to the garage, and access to your own drive. To the first floor you have three bedrooms, a family bathroom.

This property is sold with the benefit of no onward chain making this a great option for either an investment buyer or an owner occupier. Please call Elizabeth Davenport on 01926 298 298 and one of our friendly team will make all of the viewing arrangements.





THE LOCATION

Jacox Crescent is located off Rawnsley Drive, situated on the East side of the town with superb local schools including Thorns & Park Hill Junior schools as well as Kenilworth School and Sixth Form all within easy walking distance. The main town of Kenilworth is a matter of 15 minutes walk away.

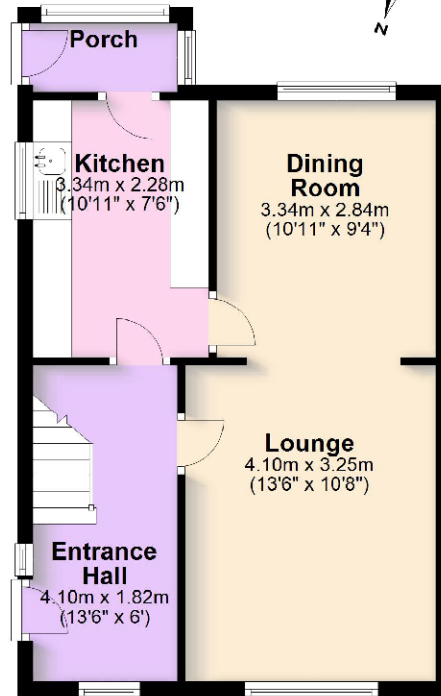
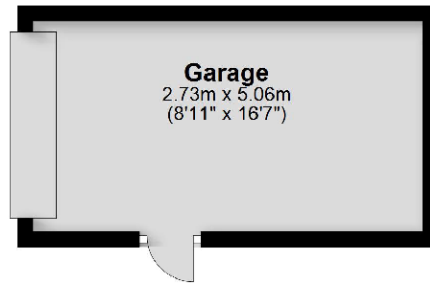
Kenilworth Rugby Club and Kenilworth Wardens Football, Cricket and Running Club are only a five minute walk away making this an ideal location for families keen on sporting recreational activities! A lovely Dog walk known as Rocky Lane again is only a few hundred yards away which leads over the A46 and down through woodland towards the village of Ashow, ideal for walking and exercising pets.

The A46 bypass provides fast access towards either Coventry, Warwick, Stratford and the M40 motorway as well as neighbouring Leamington Spa, this location is therefore superb for anyone commuting for business or pleasure.

THE FLOORPLAN

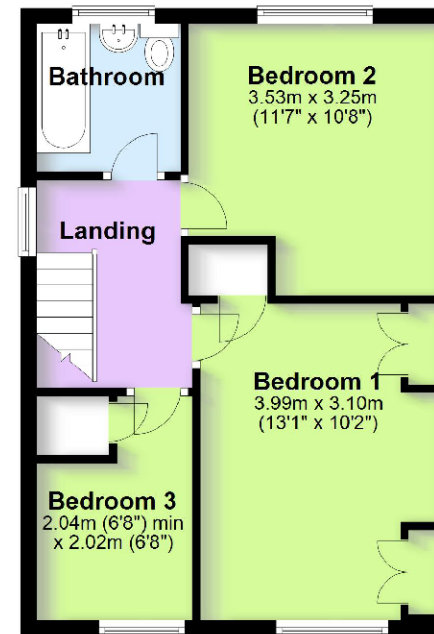
Ground Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



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