ELIZABETH DAVENPORT
PREMIER PROPERTY AGENTS

28 CAESAR ROAD

KENILWORTH, CV8 1DL

- Delightful 3 Bedroom Semi Detached Property
- Driveway & Garage
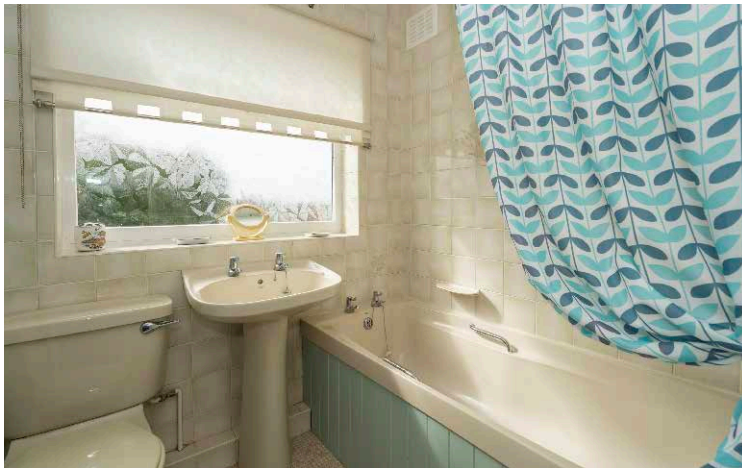- Chain Free Sale

THE PROPERTY

We are delighted to present to the market this three bedroom semi detached house situated in Caesar Road close to Kenilworth Town Centre, Abbey Fields and Kenilworth Castle. The property is also within walking distance to excellent infant and junior schools.

The property has a lovely private west facing rear garden, with many plants, shrubs and trees, and to the front of the house you have a good sized driveway and access to the garage, the property also has both gas central heating and double glazing, and would make a lovely family home.

The ground floor accommodation consists of a generously proportioned living room with a feature fireplace, and double glazed doors leading onto your garden, fitted kitchen leading into a dining area. Garage with power and light. To the first floor there are three bedrooms and a fully fitted family bathroom.

This is a chain-free sale allowing ease of transaction and swift progression. This home in such a delightful location, combined with its array of desirable features, promises a unique opportunity not to be missed. Early viewing is highly recommended to fully appreciate what this remarkable property has to offer.
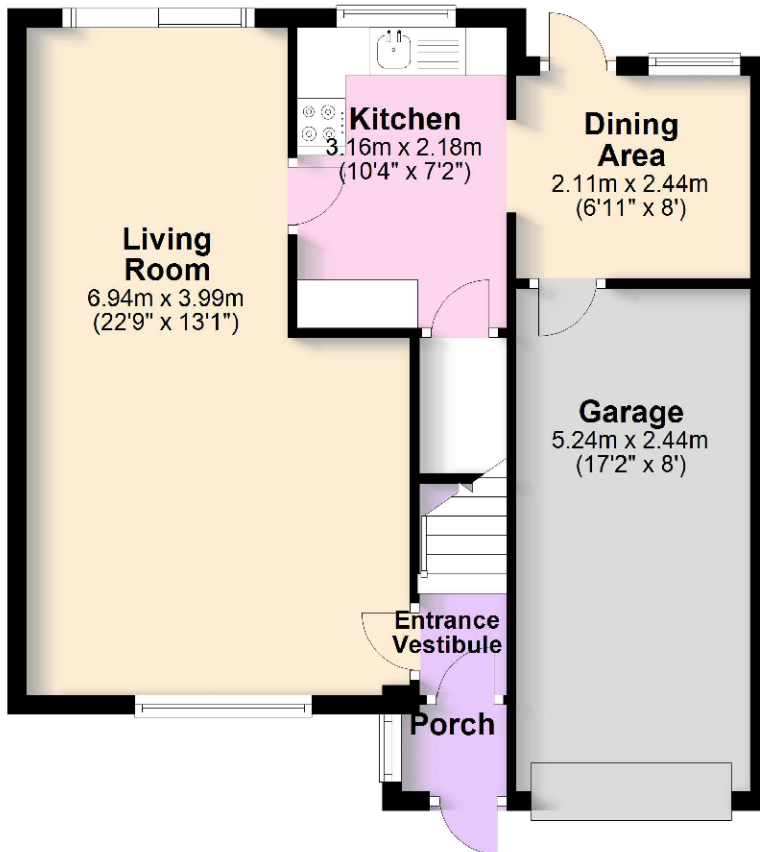
THE LOCATION

Caesar Road is close to Warwick Road where most of the towns excellent amenities can be found with local shops, pubs and restaurants all within easy distance. The Abbey Fields, a beautiful recreational facility are less than half a mile away.

The A46 is only a short drive away which provides an excellent link to the midland motorway network and links through to the neighbouring towns and cities including Leamington, Warwick, Stratford upon Avon and Coventry. The house is close to Castle Farm recreation area, local walks and Kenilworth Castle.
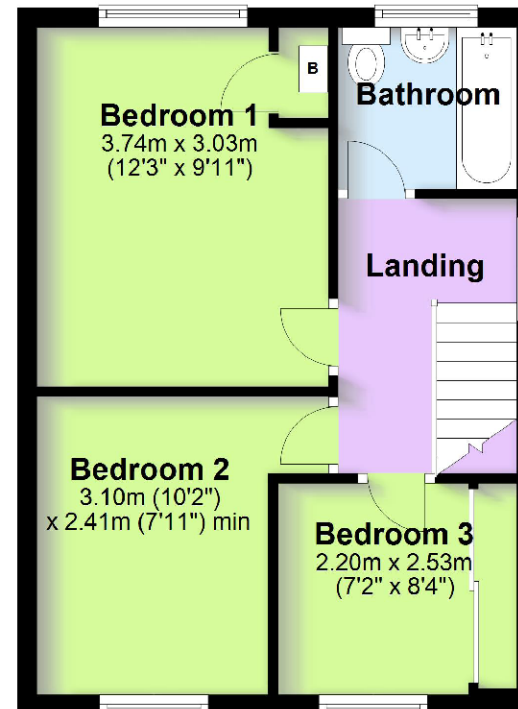
Ground Floor
Approx. 54.7 sq. metres (588.8 sq. feet)

Living Room
6.94m x 3.99m
(22'9" x 13'1")

Kitchen
3.16m x 2.18m
(10'4" x 7'2")

Dining Area
2.11m x 2.44m
(6'11" x 8')

Garage
5.24m x 2.44m
(17'2" x 8')

Entrance Vestibule

Porch

First Floor
Approx. 34.7 sq. metres (374.0 sq. feet)

Bedroom 1
3.74m x 3.03m
(12'3" x 9'11")

Bathroom

Landing

Bedroom 2
3.10m (10'2")
x 2.41m (7'11") min

Bedroom 3
2.20m x 2.53m
(7'2" x 8'4")

Total area: approx. 89.4 sq. metres (962.8 sq. feet)

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