



## 46 GUY ROAD

KENILWORTH, CV8 1FX

- Spacious 3 Bedroom End Terraced Property
- Large End Plot
- Chain Free Sale



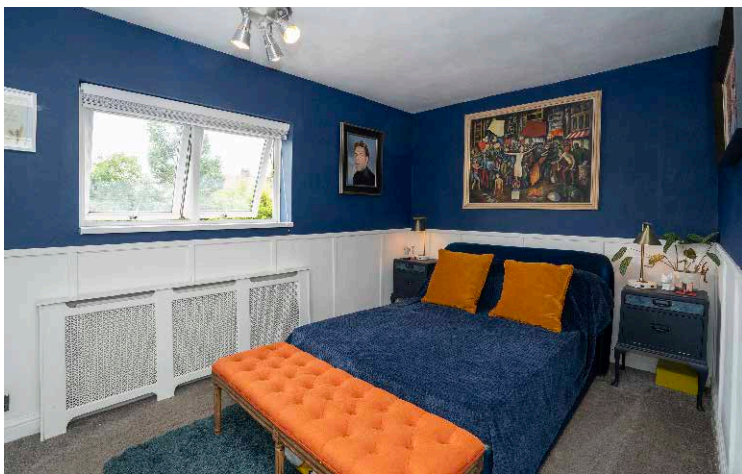
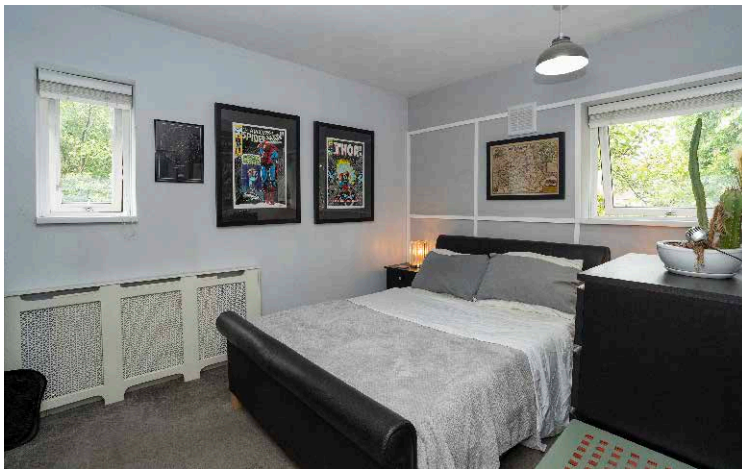
## THE PROPERTY

We are delighted to market this lovely end of terraced house which has been improved and modernised by its present owners, to include a lovely fully fitted kitchen with integrated appliances, downstairs cloakroom with w.e. and study area overlooking your private rear garden, to the front you have a good sized lounge with privacy from the road with a mature front garden filled with many shrubs, plants and trees. The house has both gas central heating and double glazing, and upstairs you have three good sized bedrooms, and a white modern family bathroom.

Guy Road is a perfect location for both first time buyers and growing families, as you are a short stroll away from Kenilworth town centre and have a local shop very close by and excellent local schools. The house is set back off the road, and in a private location and the house has got potential to extend subject to planning permission with the large garden and space to the side of the home.

In brief the accommodation comprises entrance hall, lounge with feature fireplace, kitchen/diner with integrated appliances including two ovens, induction hob, dishwasher and extractor hood, cloakroom with w.c and study with doors opening onto the garden. To the first floor accommodation you have the main bedroom to the rear with built-in wardrobes, further double bedroom to the front elevation, and bedroom three to the front, and a family bathroom with a white suite.





## THE LOCATION

Found close to Warwick Road, where most of the towns excellent amenities can be found with local shops, pubs and restaurants all within easy walking distance.

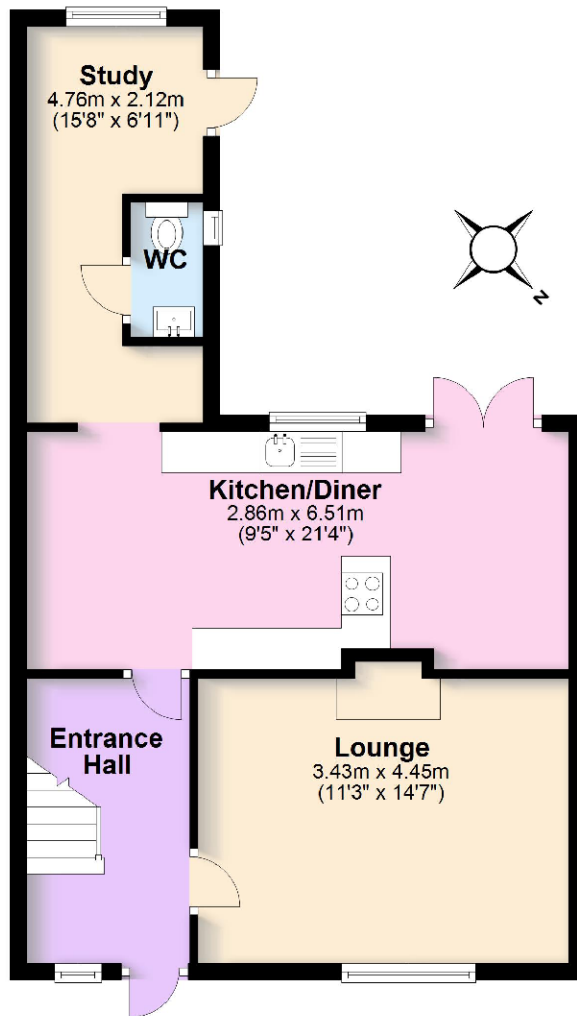
Kenilworth train station is also within easy walking distance. The A46 is only a short drive away which provides an excellent link to the midland motorway network and links through to the neighbouring towns of Leamington, Warwick, Stratford upon Avon and Coventry.

Kenilworth Secondary provides highly rated schooling whilst nearby Primary Schools include St Johns, Thorns and St Nicholas.

# THE FLOORPLAN

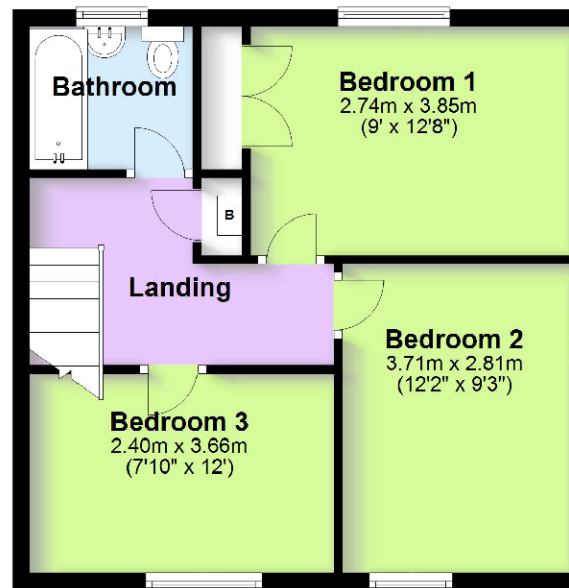
## Ground Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



Total area: approx. 94.5 sq. metres (1017.3 sq. feet)



01926 298298  
elizabethdavenport.co.uk

Elizabeth Davenport Estate Agents  
99 Warwick Road, CV8 1HP

