



## 3 BERTIE ROAD

KENILWORTH, CV8 1JP

- CHAIN FREE SALE
- DELIGHTFUL LATE VICTORIAN SEMI
- 4 BEDROOMS & 4 RECEPTION ROOMS
- WOULD BENEFIT FROM SOME MODERNISATION
- KITCHEN/DINER
- WEST FACING GARDEN
- YARDS FROM KENILWORTH SHOPPING & RESTAURANTS, ETC
- MANY PERIOD FEATURES
- FIRST TIME ON MARKET FOR 50 YEARS
- COUNCIL TAX BAND E



## THE PROPERTY

Welcome to Bertie Road, Kenilworth - a charming Victorian semi-detached house that exudes character and elegance. This property boasts four reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there is plenty of room for a growing family or for those who enjoy having a home office or hobby room.

The Victorian age of this property adds a touch of history and charm, making it a unique find in today's modern world. The high ceilings, large windows, and intricate detailing showcase the craftsmanship of a bygone era, creating a warm and inviting atmosphere throughout the house.

Situated in the desirable location of Kenilworth, this property offers not just a house, but a home where memories can be made. The area is known for its picturesque surroundings, excellent schools, and convenient amenities, making it an ideal place to settle down and enjoy a quintessentially British lifestyle.

Whether you are looking to host elegant dinner parties in one of the reception rooms, unwind in the comfort of your bedroom, or explore the beauty of Kenilworth, this Victorian semi-detached house on Bertie Road offers a wonderful opportunity to create a life filled with charm and grace. Don't miss out on the chance to make this property your own and experience the magic of Victorian living in the heart of Kenilworth.







## THE LOCATION

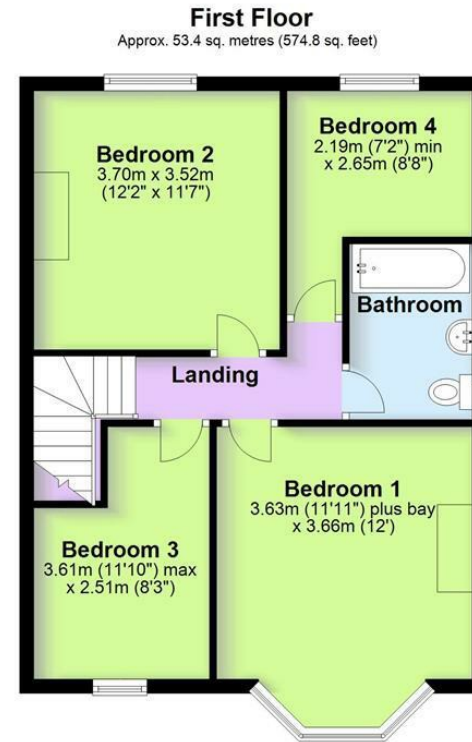
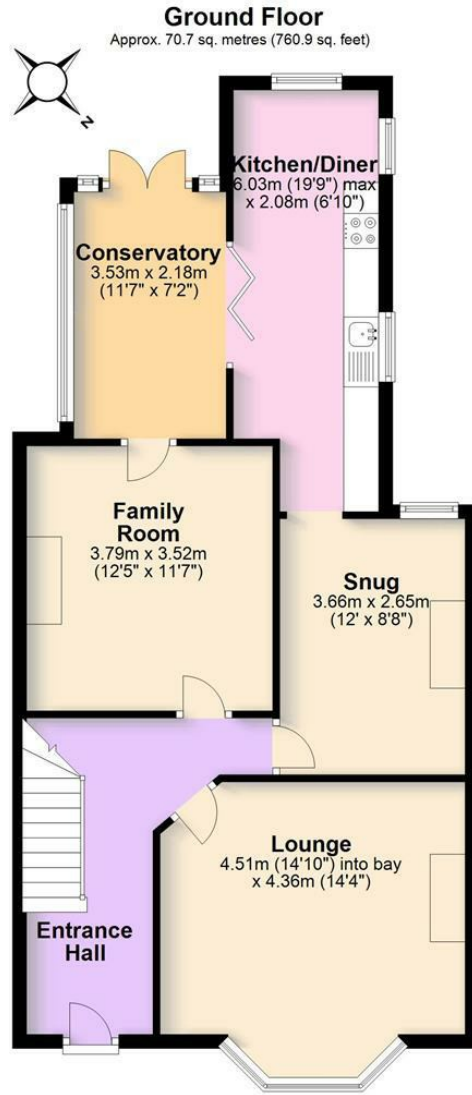
Bertie Road is located just yards from Kenilworth town centre where excellent local shops, pubs and restaurants can be found as well as the Abbey Fields. Kenilworth Train Station is also within easy walking distance.

The A46 is only minutes away which provides an excellent link to the midland motorway network and links through to the neighbouring towns and city of Leamington, Warwick, Stratford upon Avon and Coventry.

Kenilworth Secondary School is highly rated and just a short drive away. Nearby Primary Schools include St Johns, Thorns and St Nicholas.



# THE FLOORPLAN



Total area: approx. 124.1 sq. metres (1335.7 sq. feet)