



10 BERTIE ROAD

KENILWORTH, CV8 1JP

- CHAIN FREE SALE
- REQUIRES SOME MODERNISATION
- EXCELLENT POTENTIAL
- YARDS FROM SHOPPING, TOWN CENTRE, RESTAURANTS
- LONG GARDEN
- MODERN GALLEY KITCHEN & REFITTED BATHROOM
- EPC RATING TBC
- COUNCIL TAX BAND C
- 3 BEDROOMS

THE PROPERTY

We are delighted to market this three bedroom terraced house requiring modernisation but offering excellent potential to add value, located in Kenilworth Town Centre. The house is offered with no onward chain and would make a perfect home for someone who is prepared to take on some work to a property. Situated in Bertie Road.

The property in brief comprises, entrance hallway, lounge with bay window, dining room overlooking rear garden, fitted kitchen with built in oven and hob, door leading out onto the rear garden, and pantry. To the first floor accommodation you have two double bedrooms, smaller 3rd bedroom, and fully fitted family bathroom.

To the front you have a small front garden, and to the rear you have a good sized long rear garden mainly laid to lawn, with rear access.

We strongly recommend an early viewing of this property to appreciate the value you can add to this lovely home. To book a viewing please call our friendly team in Kenilworth on 01926 298 298.





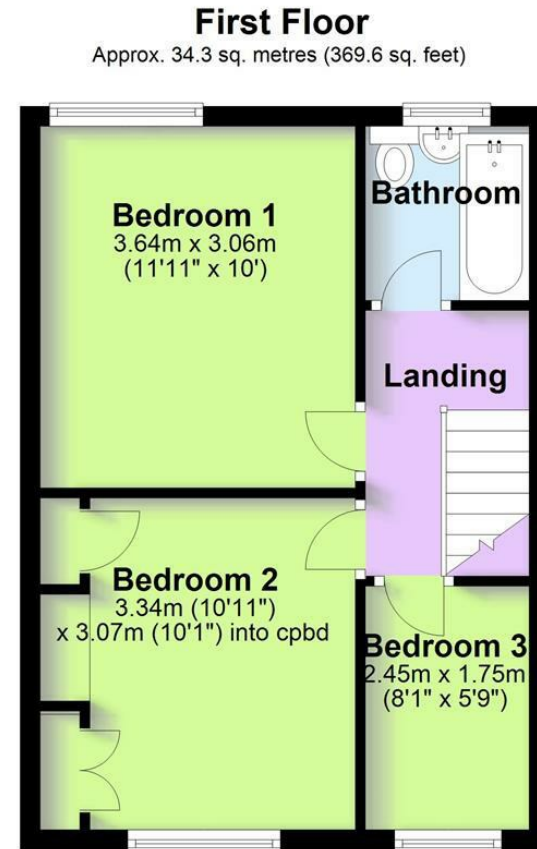
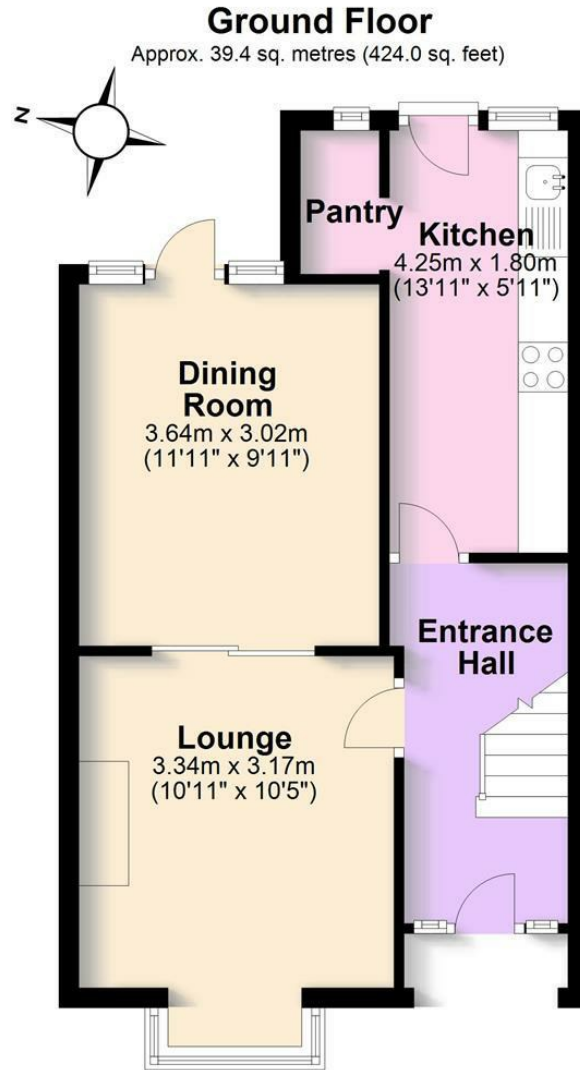
THE LOCATION

Bertie Road is located just yards from Kenilworth town centre where excellent local shops including Waitrose, pubs restaurants and GP can be found within walking distance 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. 73.7 sq. metres (793.6 sq. feet)