



2 Bed House

34 Windy Arbour
Kenilworth
CV8 2AS


MARGETTS
ESTABLISHED 1806

Price Guide £295,000

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*** VERY SENSIBLE PRICE *** NO UPWARD CHAIN *** A rare and exciting opportunity to acquire an attractive, mature, period terraced house, offered with no upward chain and forming part of a prestigious and highly sought after residential address. The property provides well proportioned and extended accommodation and is sensibly priced to attract good levels of interest.

Double glazed front door opens into the reception hall with radiator and under stairs storage cupboard.

FRONT LOUNGE

11'5" into bay reducing to 9'6" x 11'3"

with wiring for two wall lights, double panel radiator, double glazed front window and square arch opening through to the

EXTENDED "L" SHAPED DINING/SITTING ROOM

17'4" x 9'6" + 9'8" x 5'10"

with radiator, fire setting with coal effect fire, cupboard flanking one side of the chimney breast, wiring for three wall lights, sliding double glazed patio doors to the rear patio and garden.

KITCHEN

12'11" max x 7'10" max

with roll edge work surfacing incorporating a double drainer stainless steel sink unit with mixer tap and new four ring electric hob. Range of base and eyelevel wall cupboards together with a number of larger cupboards incorporating the integrated fridge, useful pull out spice rack and cupboard, and the Bosch electric oven, radiator, cooker hood and double glazed window.

UTILITY ROOM

7'3" max x 8'0" max reducing to 5'0"

with sink unit, work surface and base cupboards beneath, space for washing machine., eyelevel cupboards, double glazed window, and door to the side of the property.

CLOAKROOM

with low-level WC and wash hand basin.

Staircase rises from the entrance hall to the first floor landing with access to the roof space. Off the landing there is a boiler cupboard with slatted wood shelving and wall mounted VAILLANT gas fired central heating boiler.

BEDROOM ONE - FRONT

14'2" inc wardrobe x 9'6"

with radiator and double glazed window to the front, the measurements include a full height, full width fitted range of wardrobes and door opening to a useful stairs cupboard.

BEDROOM TWO - REAR

9'6" x 9'2"

(measurements include wardrobe and extend into the chimney recess). With cupboards flanking either side of the chimney breast, double glazed rear window, and radiator.



WET ROOM

has a walk-in shower cubicle with adjustable shower, wash hand basin, low level WC, extractor fan, obscured double glazed window and heated rail.

OUTSIDE

To the front of the property there is a path leading to the front door with fore garden to the side stocked with shrubs.

REAR GARDEN

is mainly laid to patio with shrubs and bushes.

GENERAL INFORMATION

We believe the property to be freehold and all mains services are connected.





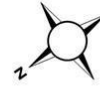


34 Windy Arbour, Kenilworth, CV8 2AS



Ground Floor

Approx. 52.1 sq. metres (560.4 sq. feet)




First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 83.7 sq. metres (900.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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