



School Lane | | Kenilworth | CV8 2GU

Offers over £285,000



**KINGSWAY**  
— ESTATE AGENTS —

## Key features

- No Chain
- In need of modernisation
- Charming Rear Garden
- EPC Rating: D

## Description

**\*\*Unexpectedly back on the market\*\***

Kingsway Estate Agents are proud to present to the market this charming, three-bedroom Victorian house located just a stone's throw away from the historic Kenilworth Castle and Abbey Fields.

To the ground floor, you will find a living room, following through glass doors to the dining room and then to the spacious kitchen/breakfast room which leads out to a bright and airy conservatory.

Furthermore upstairs is a family bathroom, separate WC, master bedroom with original feature Victorian fireplace, and second double bedroom, the property also boasts a third bedroom in the loft extension with superb views over the garden and trees beyond.

To the rear of the property is a stunning spacious garden, with a variety of plants and flowers making this a gardener's dream.

Kenilworth is a sought after market town located close to the A45 for access to Coventry, Warwick and Leamington Spa. Various, shops, cafes, restaurants are all walking distance.

Please note that we understand the property does need to be re-wired which has been reflected in the asking price.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: D



Living Room  
12'6" x 11'11"

Dining Room  
12'6" x 10'9"

Kitchen/Breakfast Room  
12'1" x 11'9"

Conservatory  
6'8" x 11'9"

Master Bedroom  
12'6" x 11'11"

Second Bedroom  
10'11" x 6'6"

Third Bedroom  
11'0" x 11'1"

Family Bathroom  
8'0" x 6'0"





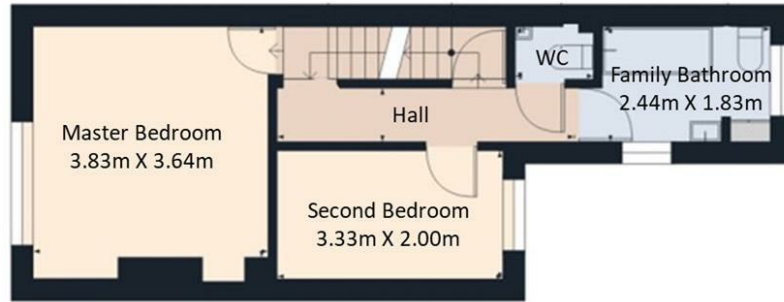


# Floor plans

Ground Floor



First Floor



Second Floor



**Total Floor Area 91.1 sq.m. (980 sq.ft.) Approx**

The Floor Plan is for illustration purposes only and may not be representative of the property and is not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



01926 760024

info@kingswayestateagents.co.uk

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