





Property Description

A rare opportunity to make this wonderful end of terrace, period property your home, set inside Kenilworth's Conservation area. Located in the sought after prime location of Kenilworth's Old Town with Abbey Fields beside and Kenilworth Castle as its near neighbour which is accessed through woods at the rear of the property. The Old Town is full of character and has many restaurants, coffee shops and pubs. A short walk takes you into Kenilworth town centre with popular shops, opticians, doctors surgeries and an abundance of restaurants and Waitrose. Many local primary schools, all good and Ofsted graded Excellent Secondary School. Briefly comprising; lounge, living/kitchen/diner, cloakroom, cellar, two double bedrooms, family bathroom, two further bedrooms on the 2nd floor and a low maintenance rear garden with parking to the rear.

Approach

Mostly laid to lawn with block paved path up to front door, mature hedges providing privacy. Front door leading to;

Lounge

15' 5" Max x 11' 2" Max (4.70m Max x 3.40m Max)

feature fireplace with log burner. Traditional bay window with secondary glazing to the front with views over the charming garden.

Kitchen/Dining

27' 11" max x 15' 8" max (8.51m max x 4.78m max)

Door leading from the hallway into the living/kitchen/dining area. Living/dining space features ample space for multiple furniture types. The kitchen comprises sleek units with premier Silestone quartz breakfast bar and work surfaces. High quality appliances including a SMEG range cooker, dishwasher, washer dryer, and there is space for an american style fridge freezer. There is a skylight over the end of the kitchen providing natural light and a solar glazed glassed orangery roof provides further light to this room. A door to the rear allows access to the rear garden and the room also benefits from useful understairs storage cupboard.

Cloakroom

Door leading from the kitchen to downstairs cloakroom comprising a low level w/c and wash hand basin.

Cellar

Steps down to cellar currently used as storage

First Floor Landing

Stairs rising from the ground floor to the first floor with doors to;



Master Bedroom

15' 6" max x 11' 2" max (4.72m max x 3.40m max)

Double bedroom with window to the front and feature fireplace.

Bedroom Two

11' 10" max x 11' 1" max (3.61m max x 3.38m max)

Double bedroom with feature fireplace, bespoke fitted cabinetry and wardrobes. Window to the rear.

Bathroom

White suite comprising bath, wall hung wash hand basin, concealed cistern W/C, separate shower cubicle, vanity unit with useful storage. The boiler is housed in here within a cupboard.

Second Floor Landing

With doors to:

Bedroom Three

15' 9" max x 7' 8" max (4.80m max x 2.34m max)

Window to the front and radiator. Single glazed window between bedroom 3 and 4. Restricted headheight within the room.

Bedroom Four

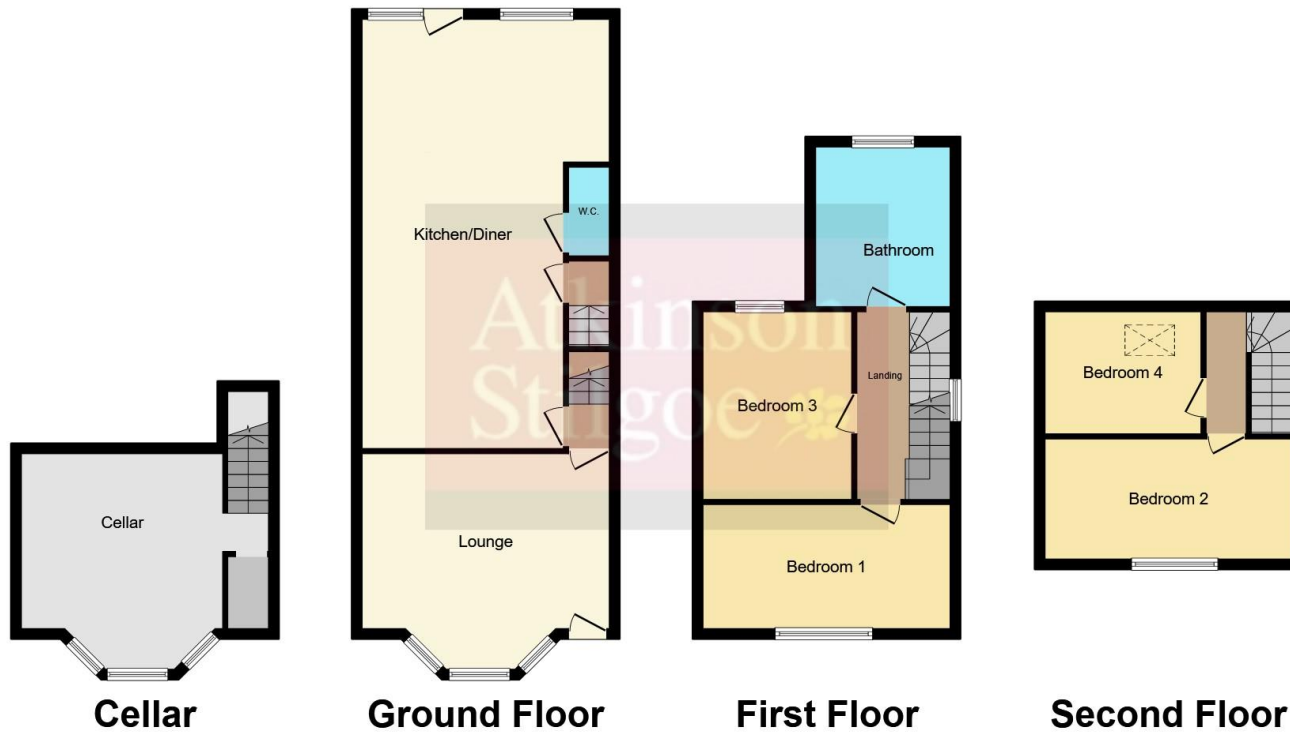
11' 8" max x 7' 9" max (3.56m max x 2.36m max)

Window to the rear and radiator. Single glazed window between bedroom 3 and 4. Restricted headheight within the room.

Outside

Door leading out from kitchen with steps down onto patio area and laid lawn. Gate to rear with parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

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Tenure: Freehold



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