





## Property Description

A well presented and improved three bedroomed end of terrace house with south facing garden in the sought after town of Kenilworth. The property resides in a popular residential road and is close to a variety of shops and a short distance to Abbey Fields and the Town Centre, which comprises a wide variety of shops, restaurants and facilities including a Waitrose. The property has had many improvements carried out over recent years including: full re-wiring, new radiators and pipework, replacement front doors, loft boarded, new windows as well as replacement kitchen and bathrooms. Lovely original features include wooden doors, tiling to hallway, restored wooden staircase and floorboards.

The property has three excellent double bedrooms and a great through lounge and dining room with a delightful kitchen and garden.

It is conveniently close to both St Nicholas Primary School and the smaller St. Augustine's Primary School and in the catchment for the newly built Kenilworth Secondary School and Sixth Form.

## Approach

Ample sized end of terrace property with well presented front garden with mature bushes and plants with a low brick wall to cordon off the garden. With a pathway leading up to the front entrance.

## Entrance Hall

Useful enclosed porch with door through to the hall with a new cupboard professionally built for understairs storage, window to the front and original tiled floor.

## Cloakroom

Pleasant room with WC, sink and vanity unit with window to the front.

## Lounge

13' 5" max x 11' 11" ( 4.09m max x 3.63m )  
Delightful lounge with feature fireplace with Oakdale multi fuel stove. Wooden flooring and a window to the rear.

## Dining Room

9' 10" x 12' max ( 3.00m x 3.66m max )  
Pleasant dining area with wooden flooring and window to the front.

## Kitchen

11' 9" x 10' 9" ( 3.58m x 3.28m )  
Fabulous farmhouse style wooden kitchen with ample storage cupboards and units. With inset ceramic sink, freestanding oven, space for double fridge freezer, dishwasher and washing machine. With traditional terracotta floor tiles and window to the rear.

## Landing

Leading from the hallway stairs up to the landing area which has a large storage cupboard. Access to the loft hatch leading to boarded and insulated loft.

## Bedroom One

12' 4" x 12' ( 3.76m x 3.66m )

Well presented double bedroom with radiator, window to the rear. Boiler housed in corner cupboard. (Boiler replaced in 2019). Original floorboards.

## Bedroom Two

11' 11" max x 10' 11" ( 3.63m max x 3.33m )

Pleasant double bedroom with radiator and window to the rear.

## Bedroom Three

12' 8" x 9' 11" ( 3.86m x 3.02m )

Tasteful double room with radiator and window to the front.

## Bathroom

Delightful refitted bathroom with white suite comprising WC with concealed flush, cabinet sink, bath with Mira dual mixer shower over and radiator.

## Outside

The well presented south-facing rear garden has a large block paved area with wooden sleepers and a central path, A covered patio area is great for outside entertaining and dining. A laid lawn and new fences on the right.









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**EPC Rating: Awaiting EPC**

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