



Finham Road Kenilworth CV8 2HY

for sale offers over
£240,000



Property Description

This lovely 3 bedroom duplex maisonette is located in the quiet residential road of Finham Road on the corner towards Villiers Road. The property is close to local amenities, the prestigious Kenilworth High School and the train station with good bus links nearby.

Generous in size and light and spacious throughout, the property comprises of a ground floor entrance with a hallway with storage room, leading to first floor. On the ground level there is a separate downstairs double bedroom which looks out to a private enclosed garden. Upstairs there is a spacious living area looking out to front aspect and there is plenty of room to use as a dining or breakfast area. There is a separate kitchen with integrated appliances included. There are two further bedrooms overlooking the rear of the property, both double in size, ideal for guests and perfect for an office for those working from home. The white suite family bathroom has shower over bath, wash basin and w/c. In addition the property benefits from gas central heating and is double glazed throughout. There is a well maintained garden to the front of the property with front and side access as well as private parking and a separate garage.

Finham Road is an excellent location for a quiet retreat and ideal for those looking to be close to Kenilworth town centre. Abbey Fields and Kenilworth Common are both close by for beautiful spring and summer walks with local shops and conveniences all within close proximity.

Entrance Hall

Wood floor with storage cupboard and door to double bedroom

Living Room

11' 10" x 14' 7" (3.61m x 4.45m)
Overlooking front aspect with Gas central heating and double glazed windows

Kitchen

8' 11" x 10' 4" (2.72m x 3.15m)
Overlooking side aspect with appliances

Bathroom

5' 1" x 7' 5" (1.55m x 2.26m)
White 3 piece bathroom with gas central heating and double glazed windows

Bedroom 1

11' 9" x 11' 1" (3.58m x 3.38m)
Spacious double room with gas central heating and double glazed windows overlooking rear aspect

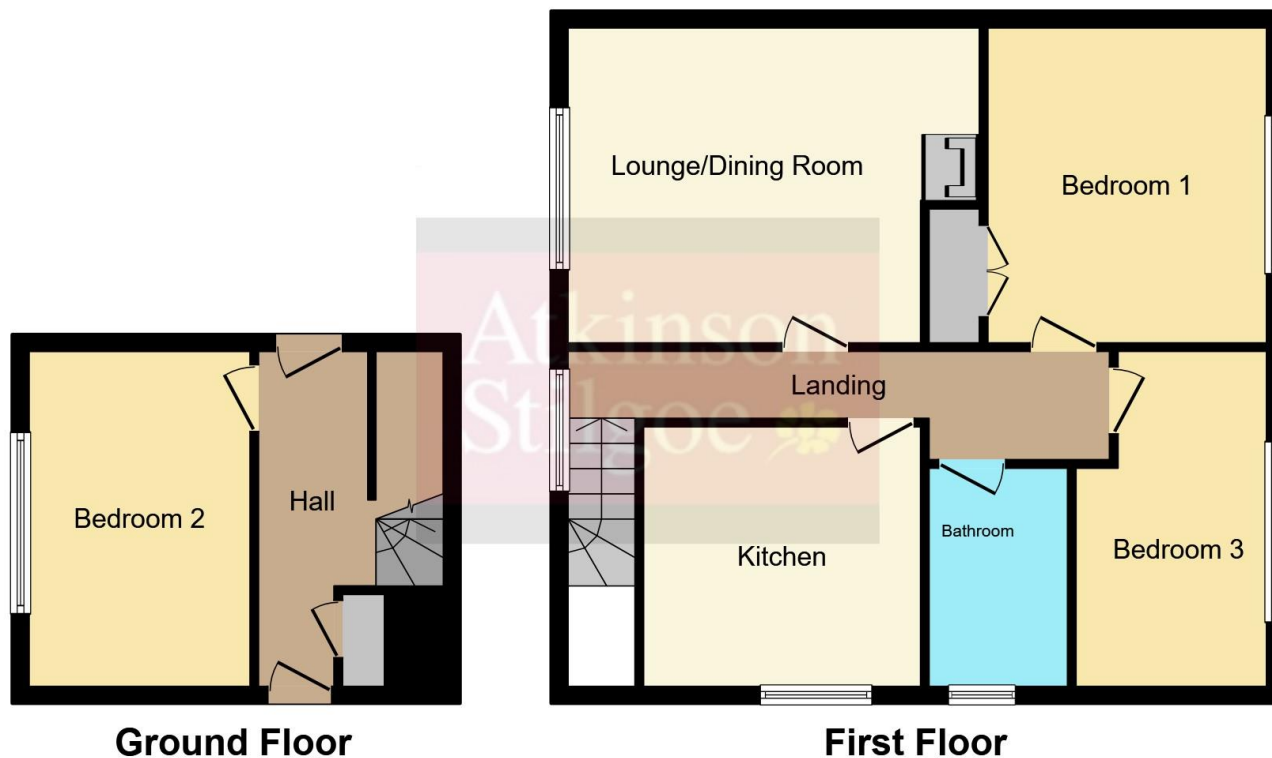
Bedroom 2

13' 9" x 7' 7" (4.19m x 2.31m)
Ground floor double bedroom with insulated rubber roof and providing garden views to front aspect inc gas central heating and double glazed windows.

Bedroom 3

11' 10" x 8' 11" (3.61m x 2.72m)
First floor bedroom/ office with rear garden view inc gas central heating and double glazed windows





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

To view this property please contact Atkinson Stilgoe on

T 01926 857 461
E kenilworth@atkinsonstilgoe.co.uk

29 Warwick Road
 KENILWORTH CV8 1HN

EPC Rating: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 25.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/KEN302106

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Oct 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KEN302106 - 0010

