



Guy Road

, CV8 1FX

£1,200 PCM



**** PETS WELCOMED **** Pointons Estate Agents are delighted to offer this spacious end terrace house, located, in one of the midlands most sought after locations, Kenilworth.

The property briefly comprises of; an entrance hallway, lounge, dining room, breakfast kitchen to include cooker / hob, rear lobby, w/c, utility area, three bedrooms, and a family bathroom with shower. This lovely family home also benefits from gas central heating throughout, double glazing, front / rear gardens, storage shed, parking to the property has to be mention as street parking, however, there is a pull in, off street in front of the property to park a vehicle. This property is UNFURNISHED. Council tax - C / EPC - C



Entrance Hall

Entrance via front door, understairs storage and window to front.

Lounge 11'2" x 14'5" (3.40m x 4.40m)

With windows to front and rear and fireplace

Dining Room 9'6" x 7'10" (2.90m x 2.40m)

With window to rear.

Kitchen/Breakfast Room 9'6" x 12'10" (2.90m x 3.90m)

Fitted with units above and below, worktops, sink unit with drainer and window to rear.

Rear Lobby 6'7" x 7'7" (2.00m x 2.30m)

With utility area and door to rear

WC

With WC and window to side

Landing

Doors to various rooms and storage cupboard

Bedroom 9'6" x 12'6" (2.90m x 3.80m)

Window to rear, built in storage

Bedroom 7'10" x 11'10" (2.40m x 3.60m)

Window to front

Bedroom 9'2" x 12'2" (2.80m x 3.70m)

Windows to front and side

Bathroom 5'3" x 6'3" (1.60m x 1.90m)

With WC, hand wash basin, bath with shower over and window to rear

Outside

Gardens front and rear

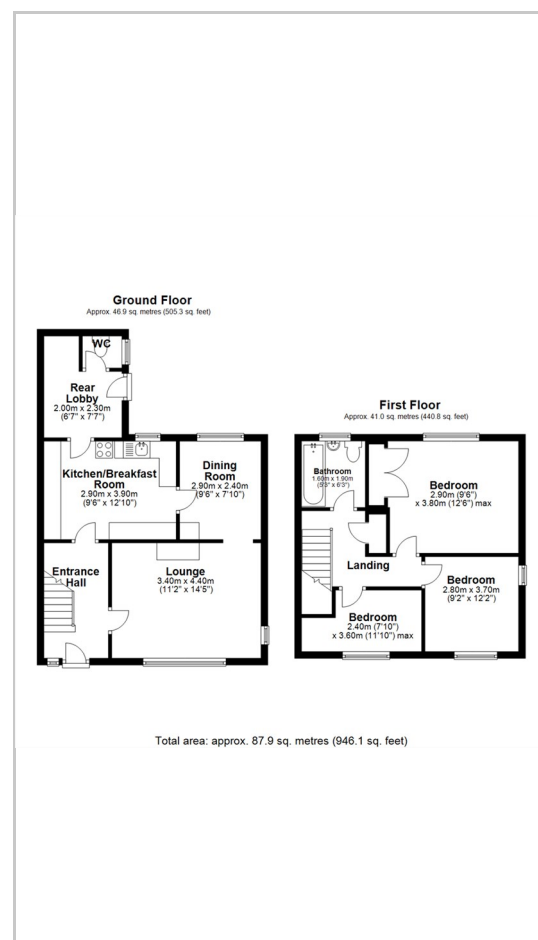
Council Tax

Warwick District Council - Band C

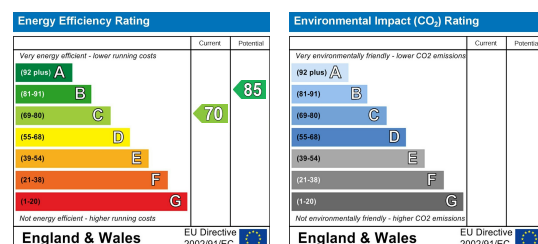
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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