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7, Hammonds Terrace, Kenilworth

Price Guide
£299,950

This charming two-bedroom period cottage, nestled just off Clinton Lane, is in walking Distance of the Historic Kenilworth Castle and a short drive from the town centre.

Benefiting from recent modernisation, this cosy property features modern double glazing, updated central heating with bespoke radiators, and many other fine features throughout. Briefly comprising: Lounge, Kitchen, Two bedrooms, bathroom and a well-maintained garden.

EPC Pending.

Location

Hammonds Terrace enjoys a particularly attractive setting in historic Kenilworth, tucked just off Clinton Lane and within sight of the impressive Kenilworth Castle. The location is ideal for enjoying the town's character, with Castle Green, scenic walks and local pubs and amenities all close by, while Kenilworth town centre is also within easy reach. A charming and highly convenient position in one of Kenilworth's most historic areas.

Approach

Through the dual stable doors leading to the:

Lounge

10'5" x 10'5" (3.2m x 3.2m)
Flagstone flooring, log burner on top of a slate hearth, door to kitchen, bespoken Italian radiator, double glazed windows to front aspect

Kitchen

8'2" x 5'10" (2.5m x 1.78m)
Quarry tile flooring; a range of base and eye-level wood-fronted units; decorative tiled splashbacks; a single ceramic sink with a stainless steel mixer tap; a four-ring Siemens gas hob with an oven grill unit below; and a hidden extractor above. Space for a washing machine and a freestanding fridge freezer, double-glazed windows facing the rear aspect.

First Floor Landing
Access to the bathroom, main bedroom and stairs to the second floor, storage cupboard and crawl space

Bedroom One
9'8" x 10'2" (2.96m x 3.1m)
L-shaped double built-in wardrobe, bespoke Italian radiator, double-glazed window to the front aspect overlooking the garden

Bathroom
Modern suite fully tiled with low-level WC, hand wash basin with chrome mixer tap and storage underneath, panel bath with shower attachment, heated towel rail and privacy double-glazed window to the rear aspect

Bedroom Two
9'7" x 7'11" (2.93m x 2.42m)
Large Velux windows facing the front aspect, storage cupboard housing new Worcester combi boiler, bespoke Italian radiator

Garden
A charming, private garden with a paved seating area. Mature planting and timber fencing create an attractive, low-maintenance setting.

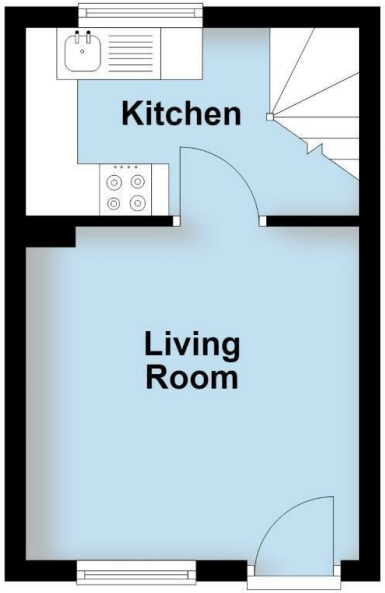
Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services
All mains services are understood to be connected to the property. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and while we believe they are in satisfactory working order, we cannot provide any warranties in these respects. Interested parties are invited to make their own inquiries.

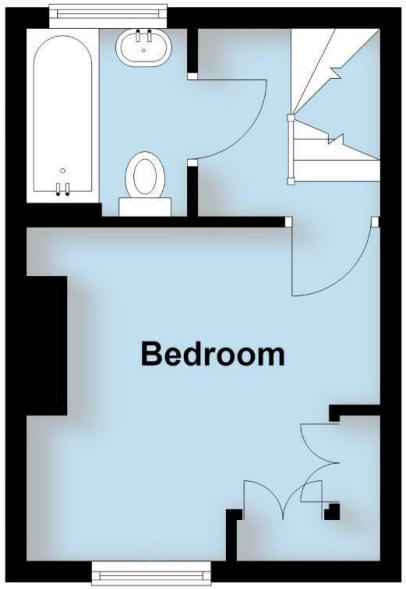
Council Tax
The property is in Council Tax Band "B" - Warwick District Council

Postcode
CV8 1AR

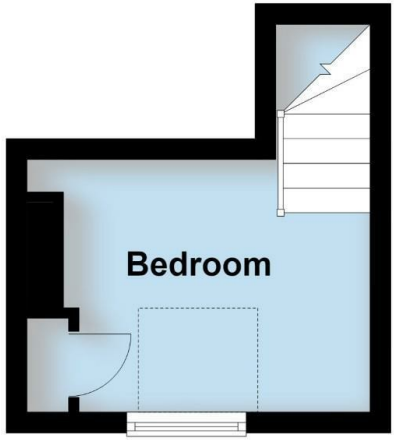
Ground Floor
Approx. 16.4 sq. metres (176.9 sq. feet)



First Floor
Approx. 17.5 sq. metres (188.4 sq. feet)



Second Floor
Approx. 9.2 sq. metres (98.9 sq. feet)



Total area: approx. 43.1 sq. metres (464.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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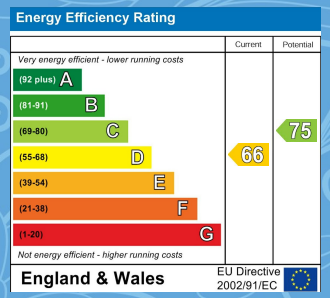

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