



## John Nash Square, Kenilworth

Offers In The Region Of £395,000

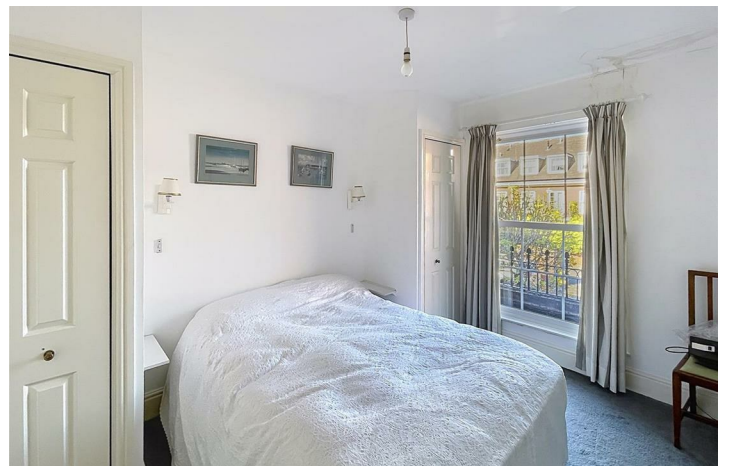
- Three Storey Town House In Kenilworth Town Centre
- Reception Hall & Cloakroom W.C
- Dining Kitchen
- Three Bedrooms
- Integral Single Garage & Sunny South Facing Courtyard Garden
- No Onward chain
- Energy Rating C - 72
- First Floor Living Room
- Bathroom & Ensuite
- Warwick District Council Tax Band E

# John Nash Square, Kenilworth, CV8 1RJ

This three-bedroom townhouse is located in a quiet cul-de-sac, just a short walk from Kenilworth town centre in a sought after position location, set up across three floors. with a south facing rear aspect It features a reception hallway, a cloakroom, and a breakfast kitchen. On the first floor, you'll find a living room with French doors that open onto a balcony, as well as a double bedroom with an en-suite shower room. The second floor includes two additional bedrooms and a bathroom that needs updating. Outside, there is a private, low-maintenance rear garden and an integral single garage, which can be accessed from the reception hallway. The property comes with double glazing and gas-fired central heating. the property is offered for sale with no onward chain.

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Council Tax Band: E



## Entrance

Accessed via a block-paved driveway and a pathway leading to a meter cupboard housing the electric and gas meters. There is a composite front door that opens into the porch, featuring inset matting. A panelled and opaque glazed door then leads into the house.

## Reception Hall

With stairs leading up to the first floor landing, there is a radiator, a central ceiling light point, and a panelled door to a useful under stairs storage cupboard containing the alarm control pad and control box, as well as power and light.

## Cloakroom

Featuring a low-level W.C., a wall-mounted wash hand basin, ceramic tiling to the splashbacks, a ceiling point, and an extractor fan.

## Dining Kitchen

The kitchen features a range of matching oak wood-grain base and wall units, complemented by marble-effect rounded edge work surfaces. It includes a one-and-a-half bowl brown composite sink with a mixer tap, a four-ring Zanussi electric hob with an illuminated extractor hood above, and an eye-level Zanussi fan-assisted oven with a grill below. Additionally, there is an integrated dishwasher and fridge freezer, as well as a low-level cupboard that conceals the Baxi traditional boiler, which services the hot water and central heating. The floor is covered in ceramic tiles, and there are two ceiling strip lights. The space is enhanced by a replacement sash window and French doors leading outside.

## First Floor Landing

With a central ceiling light point and a radiator, there is a multi-paned sash window at the front, providing an ideal home working spot, and double doors leading through to the

## Living Room

Replacement French doors lead to the first-floor balcony, featuring decorative wrought iron railings. The rear has a multi-paned sash window, along with decorative coving throughout the space. Two wall light points are installed, and there is a marble inset and hearth with an ornate white wood mantle. The room is also equipped with television and telephone points, as well as two radiators.

## Double Bedroom

Featuring a multi-paned sash window at the front, a radiator, central ceiling light point, TV aerial and telephone points, a built-in wardrobe with matching design, hanging rail, and a louvred door on either side of the bed with a fitted shelf above. A panelled door leads through to the

## Ensuite

This bathroom features a three-piece suite, including a low-level W.C., a pedestal wash hand basin, and a walk-in shower cubicle. The shower is equipped with a louvred shower screen and a mains-fed Mira 88 shower with matching chrome fittings. Ceramic tiles cover the walls up to full height in the shower area and half height elsewhere. Additional features include an extractor fan, a central ceiling light, and a radiator.

## Second Floor Landing

Stairs lead up to the second-floor landing, featuring a bannister rail and spindles. There is access to an insulated loft space, which is equipped with power and light, as well as a retractable loft ladder. The landing includes a central ceiling light fixture and a panelled door that opens to an airing

cupboard, containing a lagged copper cylinder and a range of slatted shelving. Additionally, there is a double-glazed sash window on the side, along with doors leading to

## Double Bedroom Two

With two ceiling light points, two radiators, two multi-paned double-glazed dormer windows to rear, built-in wardrobe with a sliding door front with hanging rail and fitted shelf over, built in open bookcase.

## Double Bedroom Three

The room features two double-glazed dormer windows with multiple panes at the front, a central ceiling light, a radiator, and a bulkhead for the stairs. It includes a built-in wardrobe with a hanging rail and a shelf above. Please note that there was a previous leak in the corner, which has been fully repaired and is under warranty with Moss Roofing Company. On the left side, there is some superficial replacement of the boarding, along with the need for new insulation and decoration.

## Bathroom

A three-piece white suite with a low-level W.C., wash hand basin, paneled bath, ceramic tiling to the splashback, ceiling light, and extractor fan.

## Integral Garage

Integral garage with a replacement front door featuring a split opening for pedestrian access. It has power and lighting, with space and plumbing in an alcove for an automatic washing machine and a shelf above for a tumble dryer.

## Rear Garden

Fully enclosed by perimeter fencing, laid to low maintenance with attractive side garden wall, with fill width patio gravel and further circular patio to the top of the garden, to the side is a secure lockable wrought iron gate.

## Outside

To the front of the property there is a block paved driveway with parking to the front.

## Tenure

The property is freehold.

## Services

All mains services are connected;  
Mobile coverage

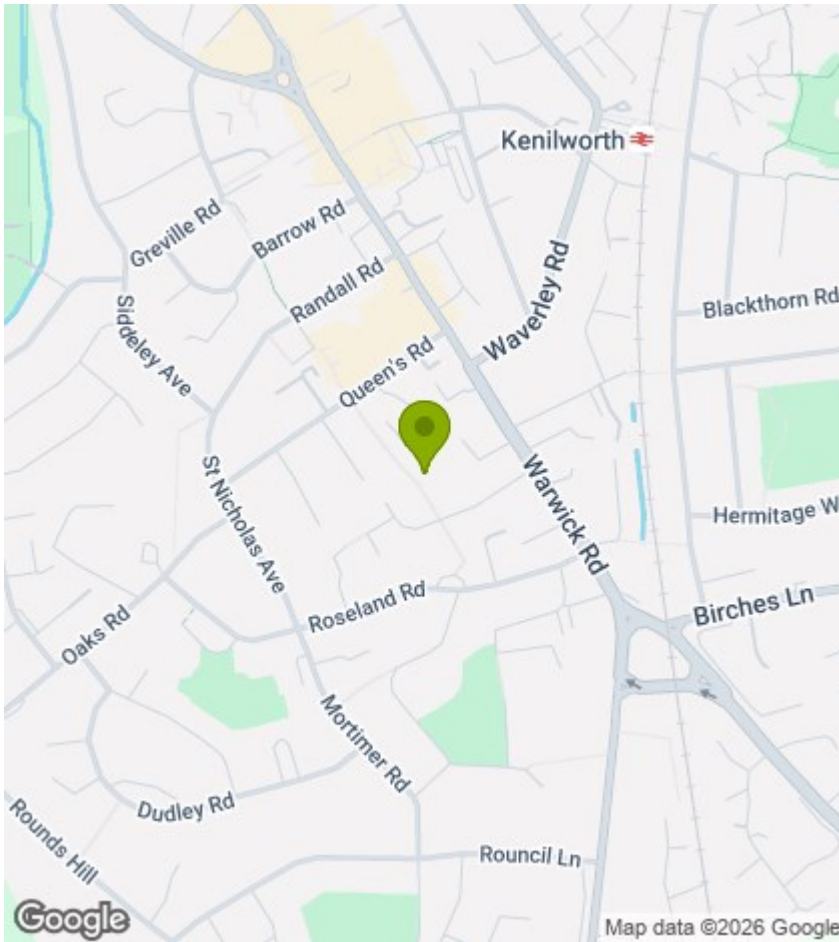
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
16 Mbps  
Superfast  
70 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



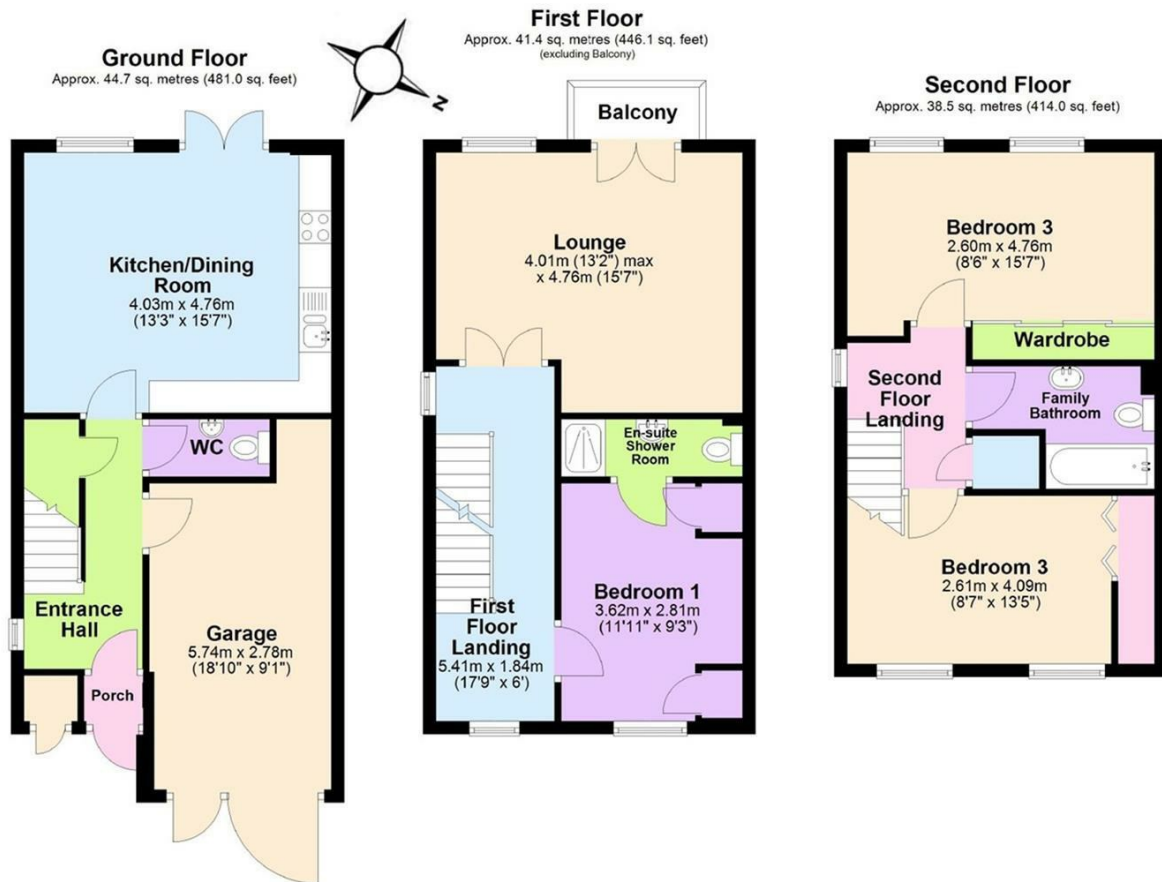
## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 124.6 sq. metres (1341.2 sq. feet)