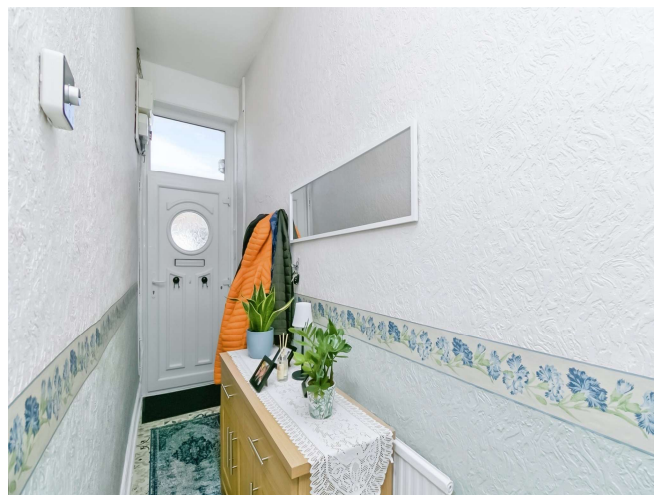




Kenilworth Road, offers in excess of £200,000

- ENCLOSED REAR GARDEN
- TRADITIONAL MID TERRACED PROPERTY
- SPACIOUS OPEN PLAN LOUNGE/DINER
- CLOSE TO LOCAL AMMENITIES
- EPC Rating: D



2 1 1



About the property

A traditional two-bedroom mid-terraced home ideally located close to local amenities, schools and transport links. Featuring a lounge, dining room, fitted kitchen and enclosed rear garden, this property is perfect for first-time buyers, downsizers or investors.

Accommodation

Front Garden

A small, enclosed front garden offering a welcoming entrance to the property, with space for planting and seasonal flowers.

Entrance Hallway

Accessed via a front entrance door, providing access to the principal ground-floor accommodation and staircase rising to the first floor.

Lounge



12' 4" into bay x 10' 10" into bay (3.76m into bay x 3.30m into bay)

Aspacious reception room which opens into the dining area, creating a large open-plan living space filled with natural light benefiting from an open bay window and feature fireplace.

Dining Room

12' 10" max x 10' 11" max (3.91m max x 3.33m max)

A generous second reception room with a window overlooking the rear garden, offering ample space for family dining and entertaining, and opening into the lounge to create a bright and sociable open-plan living space.

Kitchen

9' 7" max x 9' 1" max (2.92m max x 2.77m max)

Fitted with a range of wall and base units with complementary work surfaces, incorporating a range cooker, space for appliances, and access to the rear garden.

Landing

Providing access to all first-floor rooms and bathroom.

Bedroom 1

15' 11" max x 12' 8" max (4.85m max x 3.86m max)

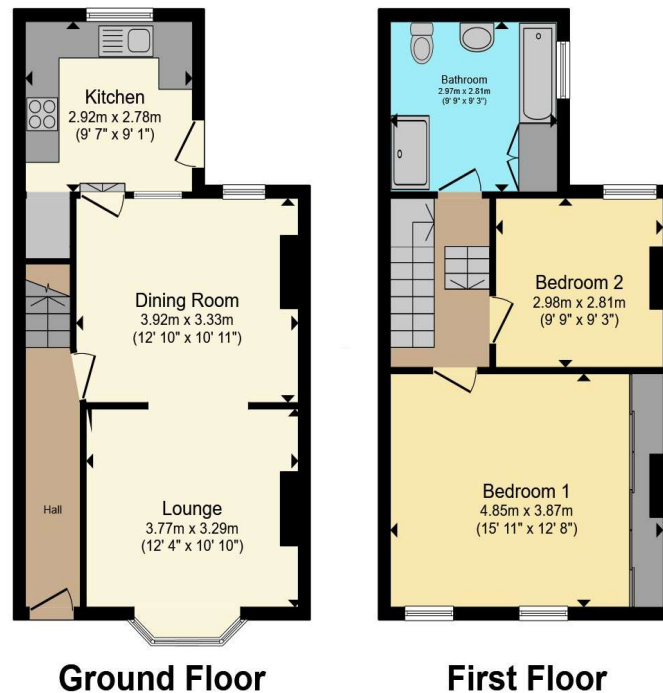
A spacious double bedroom positioned to the front of the property benefiting from two windows to the front elevation

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Floorplan



Total floor area 83.9 m² (903 sq.ft.) approx

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.propertybox.io



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