



## Whitemoor Road, Kenilworth

Offers In The Region Of £359,950

- Traditional Double Bay Fronted Terraced House
- Generous Through Lounge With Feature Fireplace
- Fitted Shaker Style Kitchen
- Gas Central Heating And Double Glazing
- Rear Cottage Gardens With Pedestrian Access
- Three Well Proportioned Bedrooms & Cloakroom
- EPC Rating D - 66
- Refitted Ground Floor Bathroom
- Available With No Onward Chain
- Warwick District Council Tax Band D

# Whitemoor Road, Kenilworth, CV8 2BN

A traditional double bayed fronted family home occupying a convenient position on the highly regarded Whitemoor Road, ideally located for local shops, Kenilworth town centre and Kenilworth Secondary School. Offered for sale with no onward chain, the property provides generous double glazed and gas centrally heated accommodation whilst retaining a wealth of attractive features throughout.

The accommodation briefly comprises an enclosed porch leading to a welcoming entrance hall with a Minton tiled floor. The spacious through lounge/dining room features a central archway together with a feature cast iron fireplace, creating an ideal living space. The kitchen is fitted with a range of white shaker style units and leads through to a useful utility lobby, whilst the ground floor bathroom has been refitted with a modern white suite.

To the first floor there are three generous bedrooms together with a separate cloakroom.

Outside, the property enjoys a charming cottage style rear garden with formal lawned area and rear pedestrian access. An excellent opportunity to acquire a characterful home in a sought after residential location.



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D - 66

Council Tax Band: D



## Hallway

With a Minton tiled floor, wood panelling to one wall, a radiator and stairs to the first floor landing. Door into the:

## Through Lounge

Having a bay window to the fore, twin radiators and a cast iron fireplace with an Adams style surround and an open grate. Window to the rear and door into the kitchen.

## Kitchen

The kitchen is fitted with white shaker style units to base with a black marble effect worksurface. Tiled splashbacks and a stainless steel sink and an induction hob set above the electric oven with an extractor canopy. Plumbing for an automatic washing machine, space for a fridge freezer, shelving, Worcester condensing boiler and window and door into the lobby. Radiator and further door into the bathroom.

## Bathroom

Refitted with a white suite that consists of a concealed cistern wc and vanity wash hand basin. Panelled bath with thermostatic shower and panelling to full height to the walls. Frosted windows and a radiator.

## Lobby

With access to the rear garden and plumbing for an automatic washing machine.

## Landing

Access to loft void and Cloakroom/w.c with pedestal wash hand basin.

## Bedroom One

Windows to the fore, radiator and dado rail.

## Bedroom Two

Window to the rear and a radiator beneath.

## Bedroom Three

Window to the rear with a radiator beneath and an ornate cast iron fireplace.

## Rear Garden

The garden is mainly laid to lawn with panelled fencing and brick boundaries. There is a gated pedestrian access at the head of the garden.

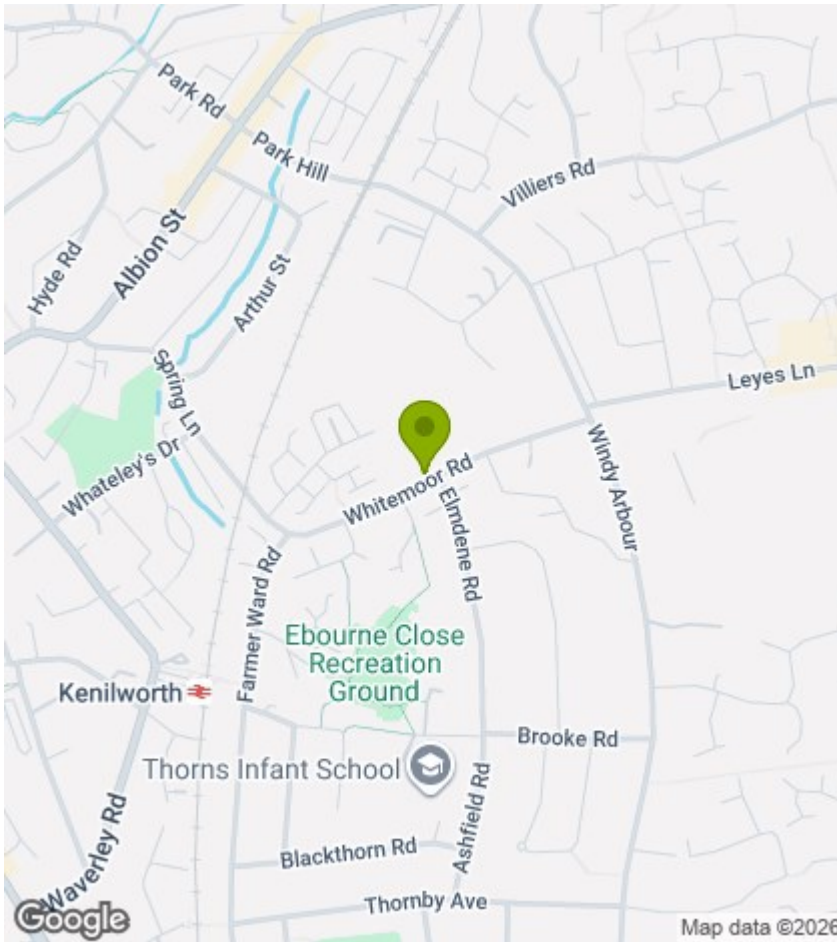
## Tenure

The property is freehold.

## Fixtures And Fittings

All fittings and fixtures 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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 103.0 sq. metres (1109.0 sq. feet)