BOOTHROYD
& Company

School Lane, Kenilworth

£275,000

- Two Bedroom Character Cottage
- No Onward Chain
- Utility & Downstairs Bathroom
- Southerly Aspect Rear Garden
- Gas Heating & Double Glazing
- Close To Abbey Fields & Town Centre
- Energy Rating D
- Two First Floor Bedrooms
- Driveway Parking
- Warwick County Council Tax Band - C

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

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School Lane, Kenilworth, CV8 2GR

A delightful character two bedroom terraced cottage property with open front aspect and many character features. Located close to the Abbey Fields with a delightful riverside walk, and yet close to the amenities of the Town Centre with further access to Warwick University and the Railway Station. This attractive home has off street car parking for one vehicle and is offered for sale with vacant possession and no onward chain. The property comprises; open porch, living room, fitted kitchen/diner, utility area, ground floor bathroom. To the first floor there are two bedrooms and outside is an attractive rear garden and front parking. It benefits from full double glazing, combi gas-fired central heating system and no onward chain.

2 1 1 C - 70

Council Tax Band: C

Approach
Over a tarmacadam drive to a feature porch entrance with arch and blue brick detailing, composite front door with glazed half moon pane, leading to;

Lounge
With feature fireplace with marble effect inset hearth and decorative timber mantle, multi-pane sash-style bow window to the front, exposed beams, wall mirrors, radiator, central track light, with meter cupboard housing the gas and electric meters and fuseboard. Through a cottage-style door to

Kitchen/Diner
Fitted with a range of matching shaker style fronted base and wall units, rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, window overlooking rear elevation, track lighting, radiator, integrated dishwasher, freestanding electric hob with double oven and grill below set in alcove with ceramic tiling splashback and useful extractor. Breakfast bar with space for two stools, timber staircase rising to the first floor and archway through to

Utility Area
With matching continuing wall units and worktops with space for washer/dryer below, useful louvre storage cupboard to one wall with shelving, smoke alarm, strip light, radiator, space for 50/50 fridge/freezer double glazed window to side and Upvc glazed inset door to rear garden with porch covering. Steps up to

Downstairs Bathroom
With a three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with shower over with helpful grab rail, ceramic tiling to floor and walls, central ceiling light, radiator, storage cupboard with shelving and housing the combi gas boiler.

First Floor Landing
With doors to both bedrooms, pendant ceiling lights, original timber floorboards, smoke alarm and access to boarded loft with loft ladder and strip light.

Bedroom One
With double glazed multi pane sash style window to front, wall lights, radiator, built in louvre wardrobes with hanging and shelving.

Bedroom Two
With double glazed window to rear, radiator, wall lights and space for wardrobes to one wall.

Rear Garden
Laid predominantly to lawn, having a southerly aspect, paved pathway and two concrete patio areas, mature well stocked flower and shrubbery boarders, timber bike shed, rotary drier, gated rear pedestrian access which leads through to front of property.

Parking
With tarmacadam fore garden providing off road parking for one car.

Tenure
The property is Freehold.

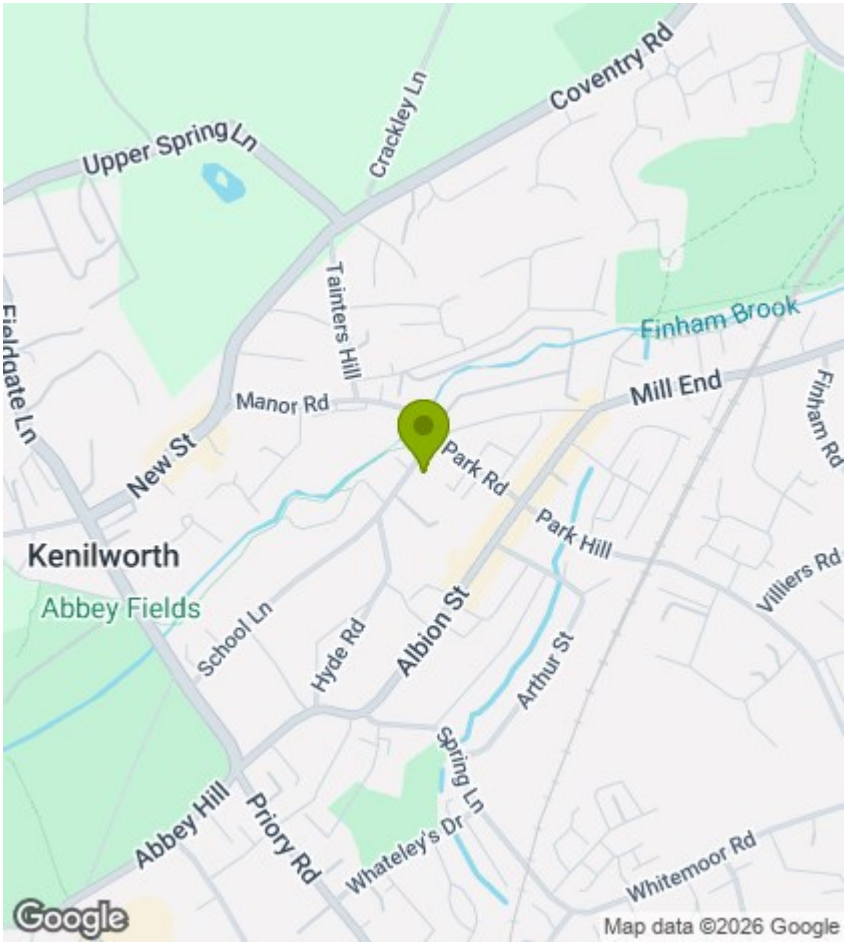
Services
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
136 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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

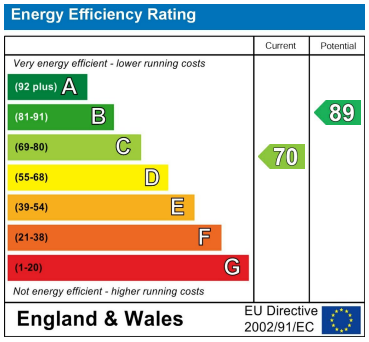


Viewings

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

EPC Rating:

C



Total area: approx. 61.0 sq. metres (656.1 sq. feet)

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