



Mortimer Road, Kenilworth

Offers Over £300,000

- 1947 Three Bedroom End Terraced House
- Open Porch & Reception Hall
- Front Living Room
- Rear Linked Lean To With W.C. & Brick Utility
- Established Front & Rear Gardens
- Modernisation & Improvement Required
- Energy Rating D - 57
- Kitchen & Seperate Dining Room
- Three Good Bedrooms & Family Bathroom
- Warwick District Council Tax Band C

Mortimer Road, Kenilworth, CV8 1FS

This is an opportunity to purchase a three-bedroom end-of-terrace property located in a sought-after residential area of Kenilworth, close to St. John's School and within easy reach of Kenilworth Town Centre, which offers a full range of facilities and amenities.

The property requires some updating and features an open porch, a reception hallway, a living room at the front, a basic fitted kitchen with an adjoining dining room, and a first-floor landing. It includes three generously sized bedrooms, a bathroom, an outer lobby with storage and a WC, as well as a range of additional outbuildings.

The property also boasts a 60-foot private rear garden with side access. It is offered for sale with no chain and immediate vacant possession.



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D - 57

Council Tax Band: C



Approach

Featuring a wrought iron pedestrian gate and a paved pathway leading to an open-pitched, tiled canopy porch supported by a timber pillar, this property includes a composite front door with an opaque leaded, double-glazed inset and outside courtesy lighting.

Reception Hall

With a window facing the front, a ceiling light, and stairs leading to the first floor, there is also a useful understairs storage cupboard that houses the electric isolation unit, electric meter, and gas meter. Additionally, there is a radiator and a door leading to the

Living Room

With windows to the front and side, a ceiling light, picture rail, radiator, and living flame effect gas fire with a matching stone surround, hearth, and mantle; t.v. point.

Kitchen

The kitchen is equipped with a range of white wooden base and wall units, along with worktops and a low-level breakfast bar. It features a single-drainer stainless steel sink, a four-ring Bosch gas hob, and space for an under-counter fridge-freezer. Additionally, there is a built-in original pantry cupboard and a floor-mounted Potterton Kingfisher gas central heating boiler. The room includes a ceiling strip light, a double-glazed window at the rear, an extractor fan, a radiator, and a ceramic tiled floor. It has a door leading to the rear lobby and an adjoining doorway.

Dining Room

There is a window that overlooks the rear garden, a ceiling light, a radiator, and a Honeywell temperature control clock for the central heating.

Rear Lobby

The structure features a partially polycarbonate roof, a wooden door, and a glazed side door that leads to the garden. There is also an additional door leading to the...

Utility

A single-drainer ceramic sink with a tiled splashback, space and plumbing for a washing machine, plus a power point and light.

Seperate W.c

With a low level w.c, ceiling light, opaque window to side.

First Floor Landing

L-shaped first floor landing with access to insulated and partially boarded loft space, radiator, and airing cupboard housing the lagged copper cylinder with fitted shelving. Doors to

Double Bedroom One

The room features a window at the rear, a ceiling light, and two built-in storage wardrobes that include both hanging space and shelving.

Double Bedroom Two

There is a window at the front and side, a ceiling light, and two built-in cupboards/wardrobes with hanging space and shelving.

Bedroom Three

With a window facing the front, ceiling light, and a built-in head with a useful wardrobe/storage cupboard above.

Bathroom

The bathroom features a three-piece white suite, including a low-level WC, an original wash hand basin, and a steel bath with a central mixer tap and a shower attachment above. There is a shower curtain rail, ceramic tiling on the floor, a mirrored vanity cabinet, and a radiator. An opaque window overlooks the rear, and there is a ceiling light for illumination.

Rear Garden

Established rear garden enclosed by perimeter fencing, featuring a paved area with raised borders, side gated access, a timber shed, and two greenhouses. There is also a further lawn area with screening hedging and a brick store.

Tenure

The property is freehold

Services

All mains services are connected;
Mobile coverage

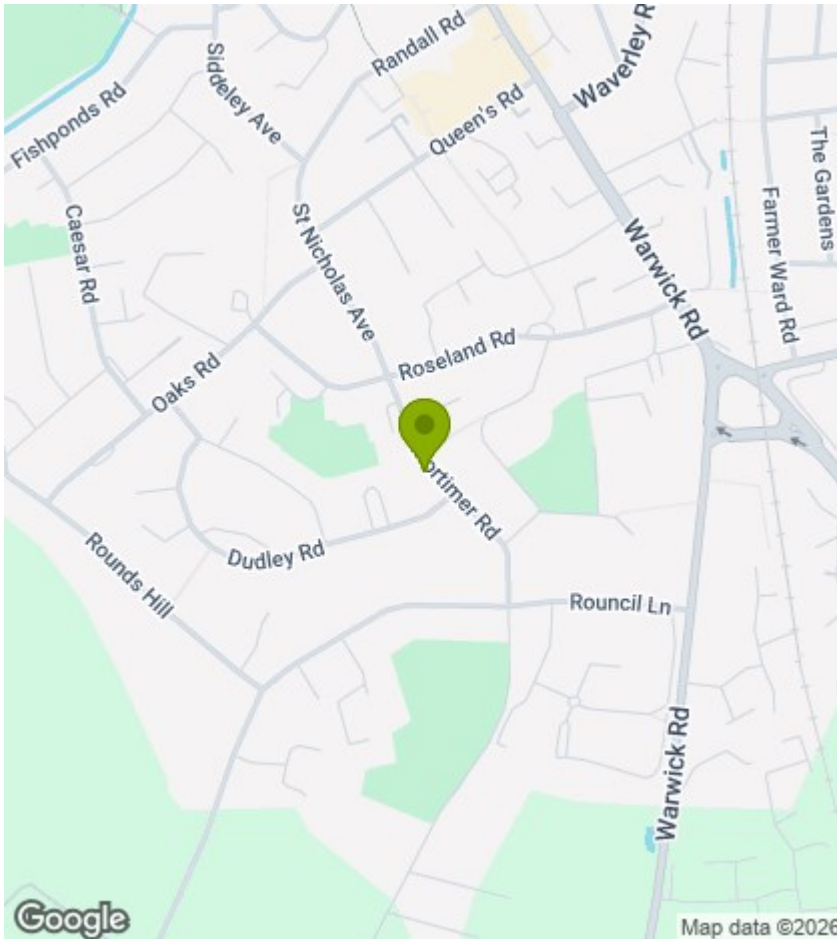
EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
1000 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.

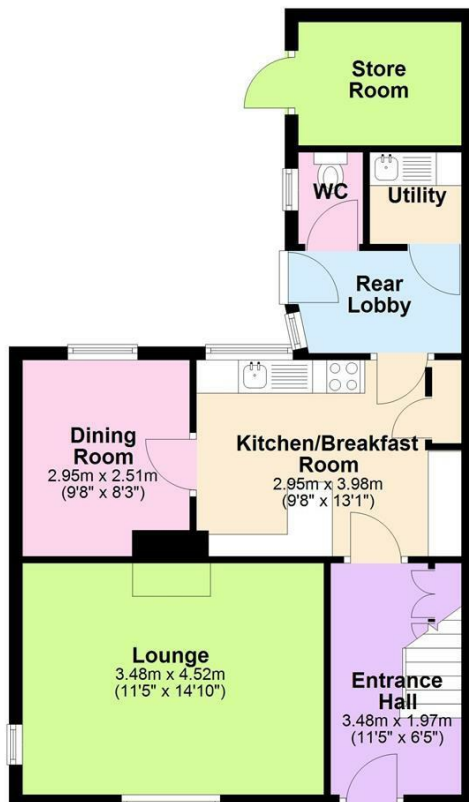
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

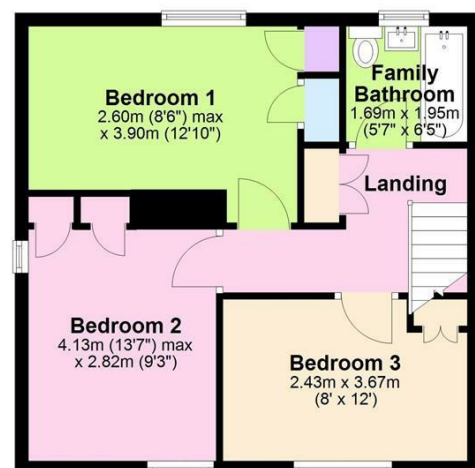
Ground Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



Total area: approx. 95.6 sq. metres (1028.7 sq. feet)