



Mercia Avenue, Kenilworth

Asking Price £500,000

- Three Bedroom Detached House
- Driveway and Garage
- Energy Rating D
- 3 Bedrooms, 2 Doubles
- Rear Garden
- Close to Kenilworth Town Centre
- No Onward Chain
- Front Living Room
- Downstairs W.C.
- Warwick District Council Tax Band E

Mercia Avenue, Kenilworth, CV8 1EU

Three bedroom detached home situated within a sought after residential road, within walking distance of the Town Centre of Kenilworth with its full range of facilities and amenities, together with the Abbey Fields and Kenilworth Castle. The gas centrally heated and double glazed accommodation requires internal inspection and offers; Entrance hall, front living room, rear kitchen and dining room with conservatory, cloakroom, three bedrooms (2 doubles), family bathroom, garage and workshop. The property is sold with No Onward Chain.



3



2



1



D

Council Tax Band: E



Approach

Over a block paved driveway to a open canopy with tiled step, outside courtesy lighting, composite front door with opaque glazed insets on either side into the

Entrance Hall

Laminate flooring covers the area with radiator, central ceiling light, stairs leading to the first floor with useful understairs storage below and doors off to

Living Room

With a large bay window to front facing a southerly aspect, radiator, coving, ceiling light, living flame effect coal gas fire with matching stone inset, hearth and mantle, t.v point and power sockets.

Dining Room

With laminate flooring, radiator, wall lights, central ceiling lights, UPVC sliding doors into the insulated roofed conservatory

Kitchen

Fitted with a range of matching light wood grain-fronted base and wall units, featuring rounded edge work surfaces and ceramic tiling to the upstand. It includes a one-and-a-half bowl stainless steel sink with a chrome mixer tap with upvc window overlooking the conservatory, an integrated fan-assisted oven and grill, a four-ring AEG electric hob with a illuminated extractor hood above, space for dishwasher and fridge/freezer. Additional features include, coving, a radiator, a ceiling light, LED and a double-glazed upvc door with opaque glazed inset leading into the side access.

Conservatory

With surrounding double glazed windows and dwarf brick wall, door to the garden, insulated roof with LED spotlights, electric wall panel heater, power sockets and storage wardrobe and cupboards with space and plumbing for washing machine.

Downstairs Cloakroom

Featuring a low level wc, opaque glazed window, wash ahnd basin with hot and cold taps with ceramic splashback and housing the consumer unit.

Landing

With west facing window, coving, central ceiling light, airing cupboard with slatted shelving and housing the water tank. Access to bordered loft via stainless steel ladder with array of shelving.

Double Bedroom One

With a large feature bay window overlooking the front elevation with the southerly aspect, a radiator, coving, built-in wardrobe with array of shelving, hanging rail and mirror inset,

Double Bedroom Two

With window to rear elevation, radiator, central ceiling light and coving.

Single Bedroom

With window to rear elevation, radiator, central ceiling light and coving.

Family Bathroom

The bathroom features a three-piece suite, including a low-level wc, a pedestal wash hand basin with hot and cold tap, and a shower over bath mixer mounted on a riser. The space is finished with full height ceramic tiling, downlighters, an extractor fan, and a chrome towel radiator. Additionally, there is an opaque window on the side.

Rear Garden

Fully enclosed by perimeter fencing, laid to lawn with array of shrubs and plants, two large timber sheds and useful side double gated access to the front, with full-width patio and workshop.

Garage

Concrete section garage with metal up and over door to front with power, workbench, storage cupboard and window to rear.

Workshop

Front

To the front of the property is a block paved driveway with parking for 3/4 vehicles, trench grate system for effective drainage and bedding/boarder spaces.

Tenure

The property is freehold

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

19 Mbps

Superfast

245 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

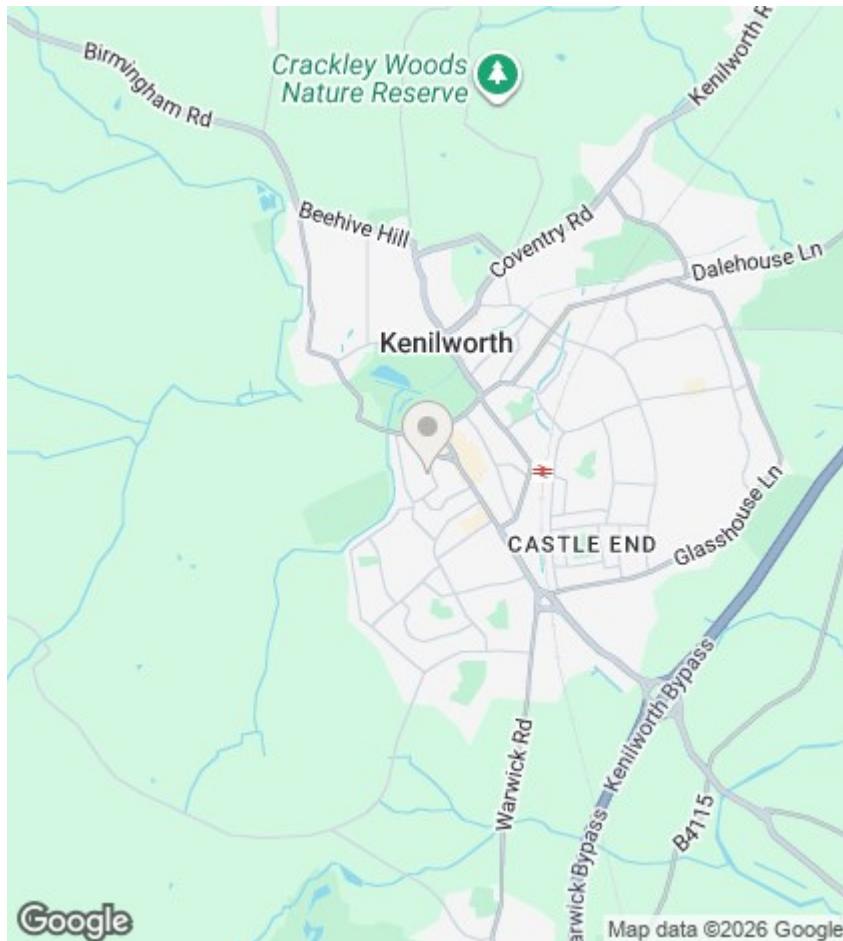
BT

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		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 135.3 sq. metres (1456.7 sq. feet)