



## Farmer Ward Road, Kenilworth

Asking Price £399,950

- Three Bedroom Semi Detached
- Thorns/Park Hill School Catchment
- West Facing Rear Garden
- No Chain
- One and Half Garage
- Close To Town & Kenilworth Railway Station
- EPC Rating - TBC
- Cloakroom WC
- Gas Central Heating and Double Glazing
- Warwick District Council Tax Band D



# Farmer Ward Road, Kenilworth, CV8 2DH

This deceptively spacious three-bedroom semi-detached home is conveniently located within walking distance of Kenilworth Town Centre, Kenilworth Railway Station, and falls within the Thorns/Park Hill school catchments.

The property features a storm porch, a spacious reception hallway, a living room, a dining room, a sunroom, a fitted kitchen, and a cloakroom with a WC. On the first floor, you will find three bedrooms, two of which are doubles, along with a shower room.

Additionally, the property boasts a large rear garden, a driveway, and a unique one-and-a-half garage, which could serve multiple purposes, such as a gym or workshop. It is fully double-glazed, has gas central heating, and is available with no chain involved.



Council Tax Band:



### Approach

Over a paving slab driveway with step up to composite timber affect door with matching frosted double glazed window insets into the

### Reception Hall

Radiator, central ceiling light, double glazed window to side, stairs rising to the first floor with useful understairs storage cupboard housing the electric isolation unit and gas meter. With doors off to

### Cloakroom WC

Half height ceramic tile, low level WC, central ceiling light and glazed frosted window.

### Lounge

With double glazed window to front, radiator, central ceiling and wall lights, feature living flame effect coal gas fire with marble affect inset and heath, double doors through to

### Dining Room

Radiator, wall and ceiling lights, Upvc sliding door into

### Sun Room

Taking advantage of the west facing aspect, radiator, wall lights, Upvc sliding door out onto rear garden

### Kitchen

Comprehensively fitted with a range of matching shaker style base and wall units, featuring rounded edge work surfaces, a one and a half bowl stainless steel sink with a chrome mixer tap facing the window to the side, a Hotpoint electric fan oven and grill with a electric hob, space for dishwasher, 50/50 fridge/freezer. The space also includes a strip ceiling light, radiator and Upvc back door to the rear.

### Landing

Side window, central ceiling light, access to loft with power and insulation with storage cupboard housing the Worcester Bosch boiler.

### Bedroom One

A large double bedroom facing the front elevation with radiator below and built in storage wardrobe with shelving and hanging rail

### Bedroom Two

With a window to the rear, radiator, ceiling light, and built-in wardrobes featuring hanging space and useful open storage above.

### Bedroom Three

With a window to the front, a radiator, a ceiling light, fitted shelving above the stairs bulkhead.

### Shower Room

Shower room featuring a three-piece white suite, including a low-level w.c., a cabinet wash hand basin with hot and cold taps and full heigh ceramic tiled splashback, and a walk in shower enclosure equipped with a mains-fed shower with chrome fittings and shower screen.

### One And Half Garage

Upvc door with glazed inset, strip ceiling lighting, power sockets, Upvc side window, metal up and over door.

### Rear Garden

With a west facing aspect fully enclosed with timber panel fencing, featuring a greenhouse with power, timber summerhouse with base units and power.

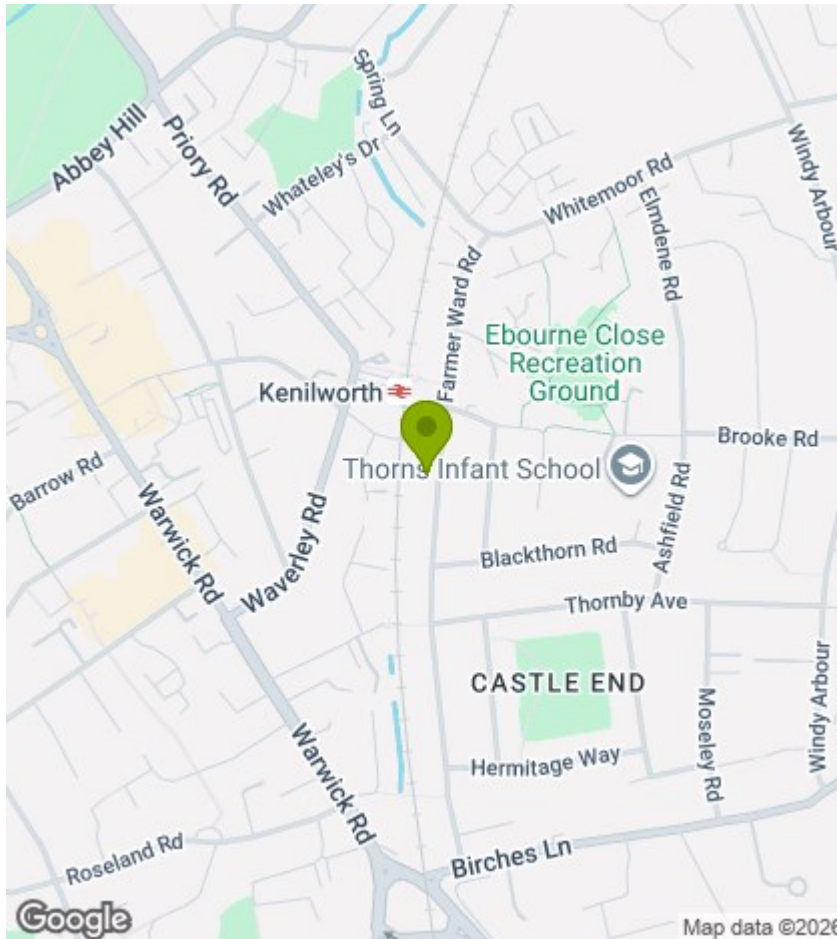
### Tenure

The property is freehold

### 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

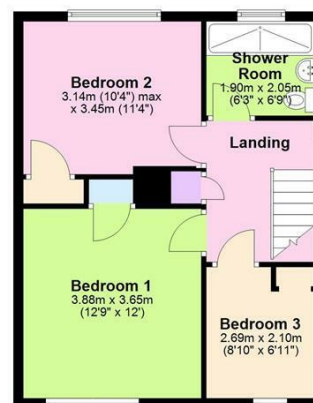
### Ground Floor

Approx. 73.9 sq. metres (795.5 sq. feet)



### First Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



Total area: approx. 118.7 sq. metres (1277.1 sq. feet)