



## 10 Caesar Road, Kenilworth, CV8 1DL Offers in excess of £410,000

Goodmove are proud to present this three bed semi-detached house for sale on Caesar Road, Kenilworth CV8 1DL.

The ground floor comprises an entrance porch leading to a hallway, a spacious lounge/dining room, and a fitted kitchen/utility room. To the rear, a full-width conservatory provides additional living space with access from both the kitchen and reception room. There is also a convenient downstairs WC and integral garage.

To the first floor, the property offers three bedrooms along with a family bathroom.

Externally, the layout benefits from the attached garage with drive and a beautiful rear garden accessed via the conservatory, making it an ideal family home with versatile living space.

Caesar Road benefits from its close proximity to Kenilworth town centre, where a variety of independent shops, cafés, and everyday amenities can be found. The area is also well served by reputable local schools, making it particularly desirable for those seeking access to quality education. For commuters, the property is ideally positioned with excellent transport links nearby, including easy access to the A46, providing connections to Coventry, Warwick, and Leamington Spa. Kenilworth railway station is also within convenient reach, offering regular services to larger city hubs.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

**Section 21**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

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>		
(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		
	<b>69</b>	
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		



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