



19 Hyde Road | Kenilworth | CV8 2PB

A traditional three bedroomed semi detached house benefitting from a very large, mature and sunny west facing rear garden. The property is immediately available with 'No Chain' involved, offers scope for extending and is in a convenient location being within easy walking distance of St Nicholas Primary School, Abbey Fields, Kenilworth Castle, the town centre and Kenilworth Train Station. This spacious home, with many original features to include internal doors and fireplaces, has also been recently improved with interior redecoration and new carpeting enabling a buyer to move straight in.

£305,000

- Three Bedrooms
- Very Large Mature Rear Garden
- Two Reception Rooms
- Viewing Essential



Property Description

DOOR TO:

ENTRANCE HALL

With radiator and staircase to next floor.

LOUNGE

15' 2" x 11' 1" (4.62m x 3.38m)

Having dual aspect windows, radiator and fireplace.

DINING ROOM

12' 0" x 10' 0" (3.66m x 3.05m)

With radiator and original feature fireplace. Having tiled surround. Door to;

KITCHEN

10' 2" x 9' 1" (3.1m x 2.77m)

Having a range of cupboard and drawer units with matching wall cupboards and contrasting work surfaces. Inset one and a half bowl stainless steel sink unit, four ring gas hob with double oven under and extractor hood over. Space and plumbing for a dishwasher and space for tall fridge/ freezer. Large understairs storage cupboard, breakfast bar, complementary tiling, garden view and door to;

SIDE ENTRANCE LOBBY

With storage area to side.

CLOAKROOM

Having w.c and wall mounted Alpha gas boiler.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

15' 3" x 11' 1" (4.65m x 3.38m)

A large double bedroom with lovely views to front over open green and to rear garden. Radiator, feature fireplace, built in wardrobe and further built in storage cupboards.

BEDROOM TWO

12' 0" x 10' 0" (3.66m x 3.05m)

With views over open green, radiator and feature fireplace. Door to built in wardrobe.

BEDROOM THREE

10' 3" x 9' 5" (3.12m x 2.87m)

A spacious third bedroom located to the rear with mature garden views and radiator.

BATHROOM

7' 0" x 5' 9" (2.13m x 1.75m)

With panelled bath having Triton shower, pedestal wash hand basin, w.c, radiator and complementary tiling.

OUTSIDE

LARGE REAR GARDEN

There is a very large west facing garden to the rear, which is approximately 105ft long. The garden is extremely well established with a wide variety of fruit trees, shrubs and specimen trees. A gate at the side provides access from the front of the property to this garden as well as to a further additional side garden with both gardens providing privacy in this mature setting. There is also the added advantage of a newly constructed timber decking area which is perfect for outdoor dining.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

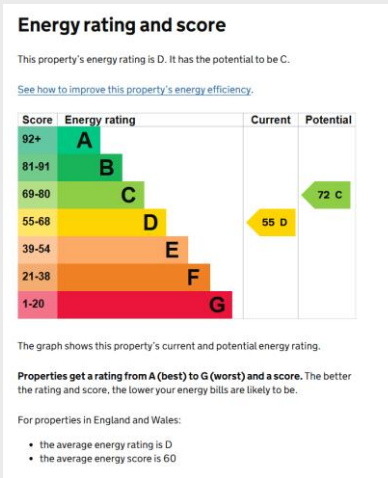
Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements