



## Whitemoor Road, Kenilworth

Asking Price £285,000

- Bay Fronted Terraced House
- Refitted Four Piece Bathroom
- EPC Rating - D
- Courtyard Rear Garden
- Characterful Property
- Two Good Bedrooms
- Gas Central Heating And Double Glazing
- Fitted Shaker Style Kitchen
- On Street Parking
- Warwick District Council Tax Band C

# Whitemoor Road, Kenilworth, CV8 2BN

A well-proportioned character end of terrace, in a convenient residential location within easy access of the Town centre and Kenilworth Railway Station. The property benefits from two reception rooms with a fitted kitchen to the dining room, first floor landing, two good double bedrooms, a well-proportioned, newly fitted four-piece suite bathroom, private low-maintenance patio courtyard garden to the rear and to the front, there is a well-kept fore garden. The property with its array of character features is offered for sale with full double glazing and combination gas-fired central heating. Viewing is recommended.

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Council Tax Band: C



## Approach

With a small courtyard set behind a brick wall with a wrought iron gate. A composite entrance door leads into the front lounge

## Lounge

13' 6" x 10' 11"

With a bay double-glazed window to the fore housing the utility meters, stripped wood floor, a radiator, a living flame gas effect fireplace set on a tiled hearth with adams style surround. Timber original door leads into

## Dining Room

14' 9" x 11' 3"

Useful understairs storage cupboard, radiator, stripped wood flooring, cast iron fireplace with tiled hearth and decorative surround, double-glazed window to the rear, stairs to the first floor and original timber door into the kitchen.

## Kitchen

16' 6" x 6' 9"

Comprehensively fitted with a range of shaker-style wall and base units. The base units have a woodblock worksurface with an inset single stainless steel drainer sink unit facing a side window, an integrated undercounter fridge, with an integrated Hotpoint dishwasher, space for a washing machine and dryer, four-ring gas hob with stainless steel illuminated extractor and splashback tile, A incased wall hung Worcester Bosch boiler (4 years old), a UPVC double glazed panelled door to rear garden.

## Landing

Central ceiling light, radiator, and access to boarded and insulated loft with retractable ladder and power.

## Bedroom One

11' 10" x 11' 7"

Double-glazed window to the fore, radiator, cast iron ornate fireplace, shelving to chimney recess and useful storage cupboard with hanging rails.

## Bedroom Two

11' 3" x 8' 0"

Double-glazed window to the rear, central ceiling light, radiator and a fitted Louvre wardrobe with shelving and hanging rail.

## Four Piece Family Bathroom

11' 3" x 6' 11"

Refitted with a suite that comprises a close coupled w.c and a wall-hung wash-hand basin with storage drawers below and an illuminated anti-steam mirror above, walk-in mains-fed shower with rainfall head and chrome attachments with a glass slide shower screen and a full height contemporary ceramic tile splashback. Contemporary tiling to half height and tiled flooring. Chrome towel rail, extractor and frosted double-glazed window to the rear,

## Rear Courtyard

Being a low maintenance block paved courtyard with a fenced boundary, outside tap and side access through timber gate.

## Tenure

The property is Freehold.

## Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

10 Mbps

Superfast

55 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

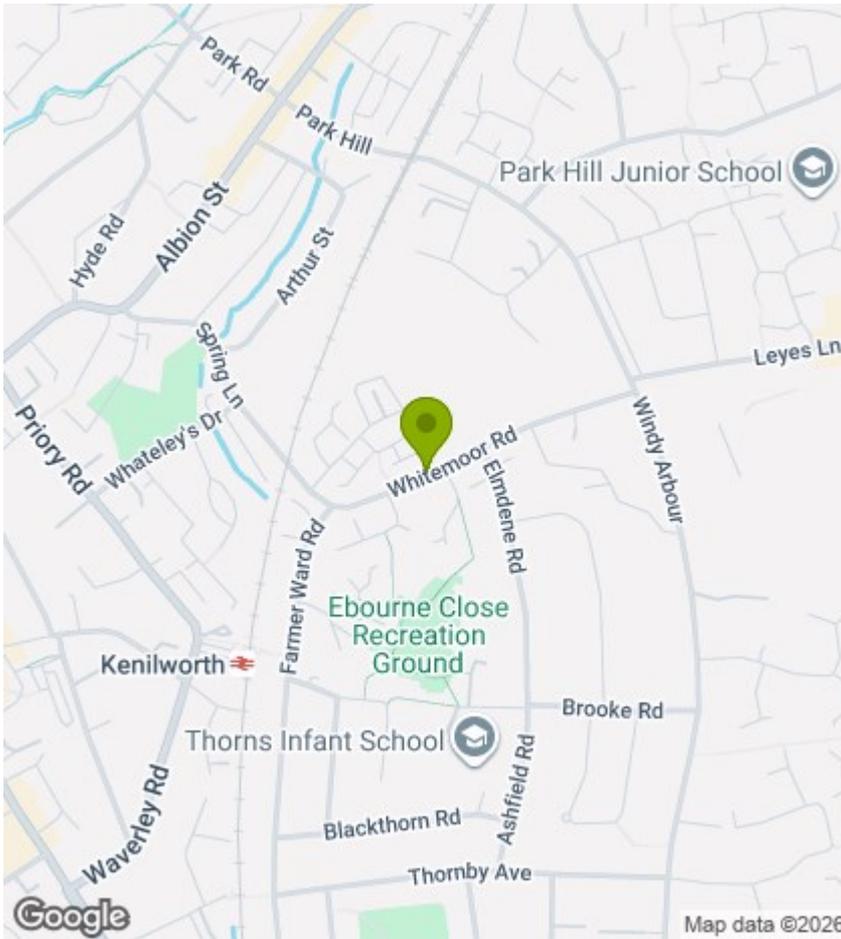
BT

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

