BOOTHROYD
& Company









64 Henry Street, Kenilworth, CV8 2HJ

£1,200 PCM

- Period 3 Bedroom Terraced House
- Private Garden
- Gas Central Heating & Double Glazing
- Rear Cottage Garden
- EPC Rating D
- Close To Abbey Fields & Town Center
- Useful Utility Area
- Fitted Kitchen With Appliances
- Warwick District Council Tax Band C
- Available Now Unfurnished

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
lettings@boothroyd.co.uk
www.boothroyd.co.uk

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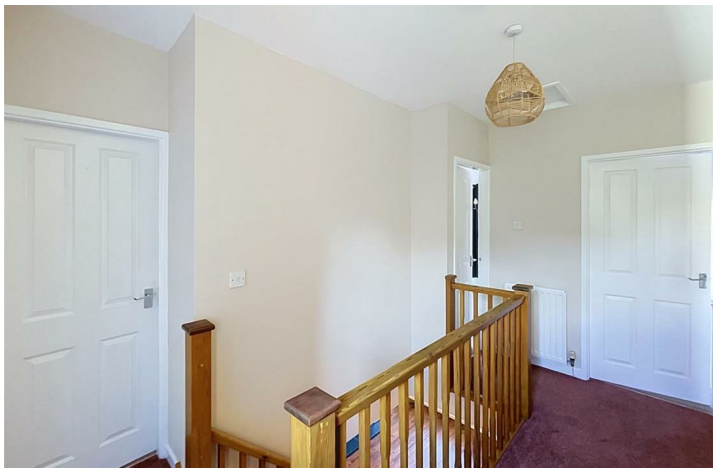
A traditional 3 bedroom terraced house situated on this popular road close to Kenilworth Town Centre and The Abbey Fields. Available immediately the property benefits double glazing and gas central heating with a combination boiler. The accommodation comprises a through lounge/dining room with gas fire. Kitchen with breakfast area and a utility room. On the first floor are 3 bedrooms and family bathroom. There is a rear cottage garden. Offered unfurnished, available NOW.

3 1 1 D

Council Tax Band: C







Approach
Approached over a patio area leading to composite front door.

Lounge
Gas fire, cupboard housing the fuse board and meters, laminate wood effect flooring, understairs storage, 2 radiators, window, curtains

Kitchen
Tiled flooring, worktop, stainless steel sink with tap, gas hob, gas oven, Indesit dishwasher, extractor fan, cupboard storage space, combination boiler, window, tiled spashbacks.

Utility room
Tiled flooring, Hisense washer dryer, Hoover fridge freezer, window

Landing
Carpet, banister, loft hatch and doors leading off to bedrooms and bathroom.

Bathroom
Vinyl flooring, bath with taps and mains fed MIRA shower over, tiled walls, shower screen, WC, basin with taps, shelf, frosted window, bathroom cabinet

Bedroom 3
Carpet, radiator, window, lamp shade

Bedroom 2
Carpet, radiator, window

Bedroom 1
Ornamental fireplace, window, curtains, radiator, carpet, wall lights

Outside
Outside to the rear is a garden with lawn and patio area, shed, pathway leading to side access gate. There is a right of way over the garden for neighbours to take bins to the road.

Parking
On street parking.















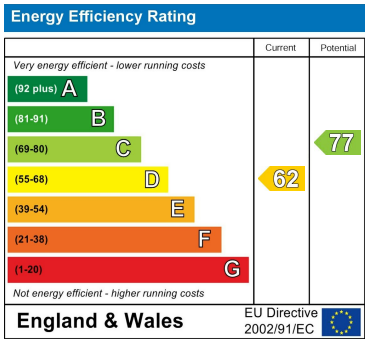
Directions

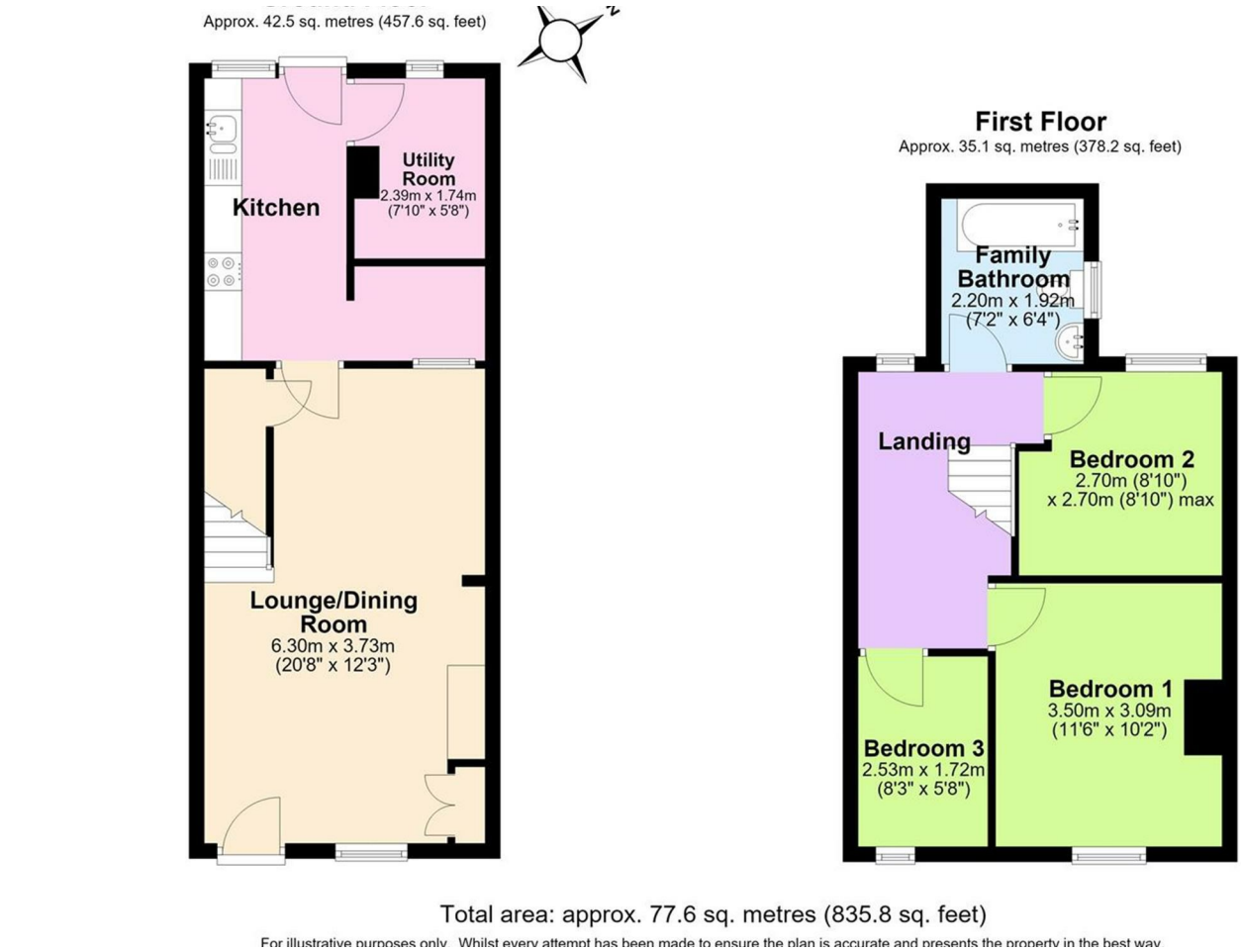
Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D





Total area: approx. 77.6 sq. metres (835.8 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way

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