BOOTHROYD
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Beauchamp Road, Kenilworth

£365,000

- Refurbished Three Bedroom 1950s Mid Terraced House
- Living Room With Feature Fireplace
- Refitted Quality L Shaped Extended Dining Kitchen
- Refitted Four Piece Bathroom
- Attractive Rear Garden & Driveway Parking To Front
- Enclosed Porch & Reception Hall
- Energy Rating C - 73
- Utility/W.C & Store
- Three Good Size Bedrooms
- Warwick District Council Tax Band C

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Beauchamp Road, Kenilworth, CV8 1GJ

A spacious three bedroom extended terraced house located within walking distance to Kenilworth Town Centre. The modernised home located in the St Johns/Clinton School Primary catchment benefits from gas central heating and double glazing; enclosed porch, reception hall, lounge, open plan extended refitted kitchen/dining room, utility, cloakroom w.c/store. To the first floor there are three good size bedrooms and a large family refitted four-piece bathroom, sizable loft with ample scope to convert into living accommodation subject to planning. Outside is an attractive enclosed rear garden with patio, shared alleyway access and private driveway for two/three cars. Internal viewing is highly recommended.

3 1 1 C - 73

Council Tax Band: C







Approach
Over a tarmacadam and block edged driveway to a

Enclosed Porch
Enclosed porch with upvc double glazed French doors to front with laminate flooring and vaulted ceiling, composite double glazed internal door into the

Entrance Hall
With LVT flooring, radiator, coving, ceiling light, useful coats hanging with shelf above, meter cupboard housing the gas and electric unit with new smart meters with 18th edition electric isolation unit, stairs rising to the first floor with white wood banister rail and spindles, useful under stairs storage area, panelled and glazed door into the

Lounge
4.27m x 3.66m (14'0" x 12'0")
With double glazed window to front, feature marble composite fireplace surround with matching inset mantel and hearth, built in matching cupboards either side of the chimney breast with useful storage and shelving, coving, panelled and glazed door into the

Kitchen/Dining Room
2.90m x 6.02m (9'6" x 19'9")
Comprehensively refitted with a crown imperial quality two tone kitchen with attractive chrome handles and 20mm quartz work surfaces with matching up-stands and window sill, integrated appliances to include a Beko under counter fan assisted oven and grill with four ring Indesit induction hob with concealed illuminated extractor hood over, integrated dishwasher, under counter mounted stainless steel sink with chrome mixer tap, radiator, LVT flooring, LED downlighters, double glazed window and door into the utility, opening to the dining area with peninsular bar with quartz work surfaces and matching base cupboards with double power point, space for breakfast table and arch to the extended area with radiator, a continuation of the kitchen cupboards with integrated fridge/freezer, double glazed window to side and sliding patio doors overlooking the rear garden.

Utility
1.80m x 0.59m (5'10" x 1'11")
With step down from kitchen, space and plumbing for washing machine and separate dryer, double glazed window and door overlooking the rear garden, ceramic tiles to floor, space for under counter fridge/freezer, double glazed door to shared side covered walk way, door to

W.C/Store
3.45m x 1.92m (11'3" x 6'3")
With a low level w.c, vanity wash hand basin with chrome mixer tap and useful cupboards below, ceramic tiles to floor, wall light, arch to the store area with two opaque double glazed windows, ceramic tiled floor, ceiling light.

First Floor Landing
With matching white wood banister rail and spindles with built in matching bespoke stair guard, coving, ceiling light, access to insulated and boarded loft space with retractable timber ladder, power and light connected providing a fabulous storage space or scope for further conversation subject to the usual planning permissions, door to

Double Bedroom One
3.97m x 3.50m (13'0" x 11'5")
With double glazed window to front, ceiling light, coving, radiator.

Double Bedroom Two
3.11m x 4.11m (10'2" x 13'5")
With double glazed window to rear, coving, ceiling light, useful built in storage cupboard to alcove concealing the Valliant combination boiler servicing the hot water and central heating.

Bedroom Three
3.04m x 2.43m (9'11" x 7'11")
With double glazed window to front, radiator, built in overhead storage/baby changing area.

Family Bathroom
3.10m x 2.50m (10'2" x 8'2")
With a refitted four piece white suite with low level w.c, pedestal wash hand basin with chrome mixer tap and ceramic tiling to splash back, mirrored vanity LED cabinet, panelled bath with central chrome mixer tap and shower attachment, ceramic tiles to splash back, large walk in shower enclosure with mains fed shower with rain head shower and separate shower head and attachments, easy wipe splash back, useful product alcove, extractor fan, LED downlighters, digital electric under floor heating with control on landing, two frosted double glazed windows to rear, porcelain tiles to floor.

Rear Garden
Attractive rear garden fully enclosed by replacement perimeter timber fencing, predominantly laid to lawn with attractively planted boarders with a variety of shrubs and plants, attractive slate path and new patio to the rear of the garden. Low level storage shed, outside tap and secure shared covered side access to the front.

Front
To the front of the property is a tarmacadam and block edged driveway with parking for two cars, wall mounted EV charger.

Tenure
The property is freehold.

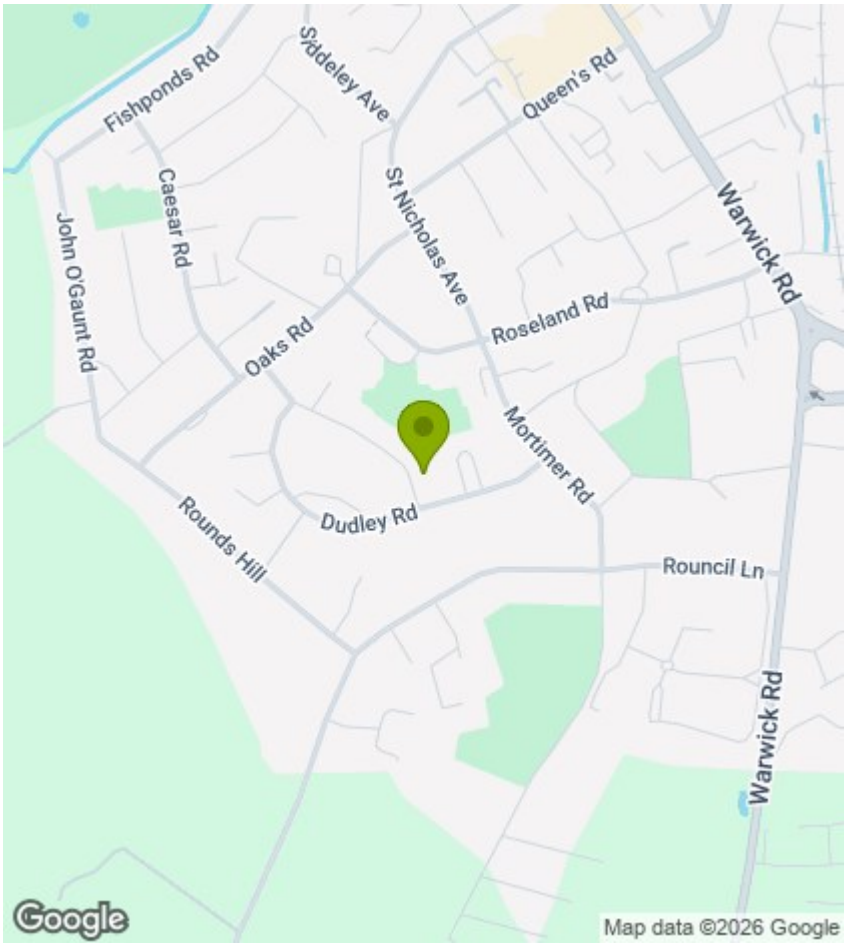
Services
All mains services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
16 Mbps
Superfast
44 Mbps
Ultrafast
1800 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.

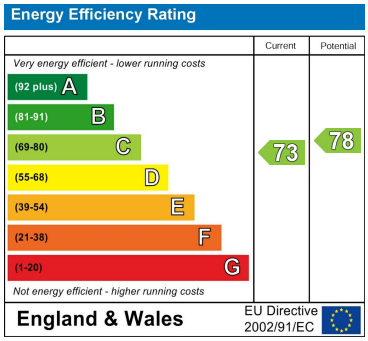


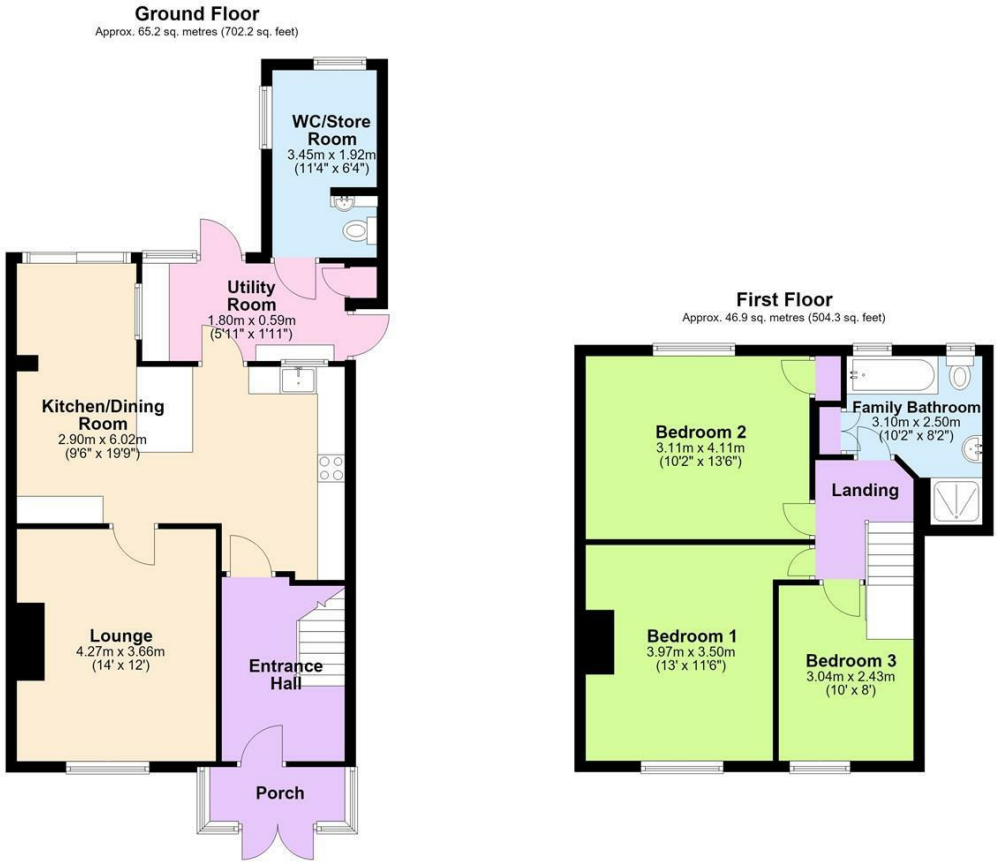
Viewings

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

EPC Rating:

C





Total area: approx. 112.1 sq. metres (1206.4 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, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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