JULIE PHILPOT
RESIDENTIAL







5 Bertie Road | Kenilworth | CV8 1JP

£610,000

A tastefully presented four bedroom Victorian semi-detached home dating back to the 1890s, ideally situated in a sought-after town centre location. Retaining many attractive period features, the property offers spacious and versatile accommodation including two reception rooms, refitted kitchen, utility area, two bathrooms and a delightful west-facing rear garden with a versatile brick-built garden room.

- Tastefully Presented Victorian Semi-Detached Home
- Four Good Sized Bedrooms
- Spacious Living Room with Feature Bay Window
- Refitted Kitchen, Shower Room and Utility
- West Facing Garden with Garden Room





FULL DESCRIPTION

A beautifully presented and spacious four bedroom Victorian semi-detached residence, dating back to the 1890s and ideally situated in a highly convenient town centre location. Combining attractive period features with modern improvements, this charming property offers generous and versatile accommodation, perfectly suited to family living.

The accommodation begins with an impressive and spacious entrance hallway featuring an attractive tiled floor. There is a generous living room with a feature bay window, together with an extended dining room providing an excellent space for family gatherings and entertaining. The refitted kitchen offers a stylish and practical space, complemented by a separate utility area and a newly fitted ground floor shower room.

To the first floor are four good sized bedrooms together with a beautifully refitted family bathroom.

Outside, the property benefits from a delightful west-facing rear garden with a timber-constructed garden room with power and light, offering excellent potential for use as a home office, gym, hobby room or additional recreational space.

On-road parking is available, with the added benefit of two resident parking permits and one visitor permit, available at £25 each.

This attractive period home offers a great combination of spacious accommodation and modern convenience, all within easy reach of the town centre and its excellent range of amenities.

DOOR TO:

ENTRANCE HALL

Having original coving, radiator, complementary tiling and a useful understairs storage area for cloaks/shoe storage. Door to:

ELEGANT LOUNGE

11' 11" x 14' 2" (3.63m x 4.32m)

A spacious room with walk in sash bay window, coving, picture rail, radiator, ornamental feature iron cast fireplace with tiled insert and handmade shelving units either side of the fireplace with cupboards below.

SHOWER ROOM

8' 5" x 5' 9" (2.57m x 1.75m)

Contemporary shower room featuring a spacious walk-in shower enclosure with rainfall showerhead and additional handheld attachment, stylish marble-effect wall tiling and recessed shelving. Complemented by a traditional-style vanity wash hand basin with storage beneath, low-level WC, attractive wall panelling, ornate feature mirror, heated towel radiator and wood-effect flooring.

FAMILY/ SITTING ROOM

12' 7" x 11' 2" (3.84m x 3.4m)

With feature cast iron fireplace and grate with attractive inset tiles, attractive herringbone LVT flooring, coving, picture rail and radiator. Opening to:

KITCHEN/DINING ROOM

16' 7" x 15' 3" (5.05m x 4.65m)

A beautifully refitted kitchen featuring an attractive range of white shaker-style wall and base units with complementary quartz work surfaces and matching upstands. Incorporating a built-in electric oven, induction-style hob with extractor above and inset sink unit. Further features include a vaulted ceiling with Velux roof window, recessed ceiling spotlights and attractive herringbone LVT flooring. Double-glazed French doors provide plenty of natural light and direct access to the rear garden and patio area.

INNER LOBBY/PANTRY AREA

A useful inner lobby area providing additional storage and pantry space, featuring fitted cupboards, open wooden shelving, complementary work surfaces and a window providing natural light. Leading through to the separate utility room.

UTILITY ROOM

8' 9" x 5' 9" (2.67m x 1.75m)

Fitted with attractive sage green shaker-style units, complementary work surfaces and a Belfast-style sink with mixer tap. Space and plumbing for a washing machine with tumble dryer above, additional storage cupboards, ceiling-mounted clothes airer and attractive herringbone LVT flooring.

FIRST FLOOR LANDING

With access to insulated and part boarded loft space housing the central heating boiler.

DOUBLE BEDROOM ONE

11' 11" x 11' 11" (3.63m x 3.63m)

With original walk in sash bay window, radiator and built in wardrobe cupboard.













DOUBLE BEDROOM TWO

12' 3" x 11' 2" (3.73m x 3.4m)

With replacement double glazed sash window, oak flooring, radiator and built in wardrobe cupboard.

DOUBLE BEDROOM THREE

11' 11" x 8' 1" (3.63m x 2.46m)

With original sash window to front, coving, picture rail and built in wardrobe/storage cupboard over stair bulk head.

BEDROOM FOUR

10' 7" x 8' 10" (3.23m x 2.69m)

With original sash window, radiator and oak flooring.

FAMILY BATHROOM

8' 6" x 5' 10" (2.59m x 1.78m)

A stylishly refitted family bathroom featuring a contemporary white suite comprising a panelled bath with mains-fed shower over and curved glass shower screen, wash hand basin with vanity storage beneath and concealed cistern WC. Complemented by attractive neutral porcelain tiling, wood-effect floor tiling, heated towel rail, recessed ceiling spotlights, fitted storage cupboard and double-glazed sash window.

OUTSIDE:

FRONT GARDEN

There is a walled fore garden with screening shrubs and attractive laburnum tree and paved pathway to the front door.

REAR GARDEN

A delightful west-facing rear garden with a paved patio seating area leading onto a good-sized lawn. The garden is bordered by an attractive variety of mature shrubs, trees and established planting. To the rear is a substantial timber construction garden room with French doors, offering excellent potential for use as a home office, gym, hobby room or additional recreational space.

PARKING

The property has on road parking. There are two resident permits, and one visitor permit available through Warwick District Council at a cost of £25.00 per permit per year.


I love you
to the moon
and back




naked







Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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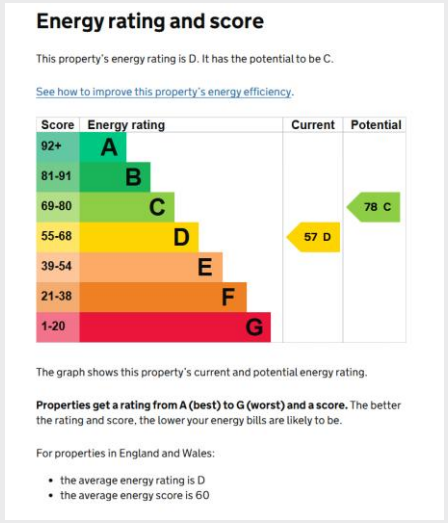

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



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.