



St Johns Street, Kenilworth

Offers In The Region Of £295,000

- Three Bedroom Period Mid-Terraced House
- Walking Distance To Kenilworth Town Centre
- Large Versatile Garage/Workshop With Power & LED Lighting
- Open Plan Kitchen/Diner
- Gas Central Heating & Full Double Glazing
- No Onward Chain
- Low Maintenance Rear Garden With Southerly Aspect
- EPC Rating - D
- Ample Storage
- Warwick Courtny Council Tax Band - C

St Johns Street, Kenilworth, CV8 1FT

**** Sold off portals before coming to market****

This beautifully presented three-bedroom period terrace combines traditional character with thoughtful modern improvements. It has been exceptionally well maintained and is ready to move straight into with no onward chain. Within easy walking distance of the town centre and railway station.

Set back from the road behind a small front garden, the property benefits from a private shared block-paved driveway (just a little over 8ft wide) leading to a large, dry and secure garage with power and LED lighting. The generous internal space provides excellent versatility as a workshop, home gym, hobby space or secure storage for bicycles and motorbikes, whilst also providing parking for a smaller vehicle.

Stepping inside, the cosy living room provides a warm and inviting space to relax, centred around an attractive decorative fireplace that creates a lovely focal point, particularly during the winter months. The home blends period charm with tasteful modern updates, with the staircase providing a real feature through its exposed brickwork and original timber beams.

To the rear, The contemporary fitted kitchen includes an induction hob, electric oven, integrated dishwasher, integrated washing machine, USB charging sockets and generous storage, creating a practical and welcoming space for everyday living. A rear door leads directly to the garden.

Upstairs, the generous principal bedroom benefits from a large fitted wardrobe, while the two further bedrooms offer flexible accommodation for children, guests or a home office. The stylish shower room completes the first floor with a contemporary suite and waterfall shower.

Outside, there is a low-maintenance southerly aspect rear garden.



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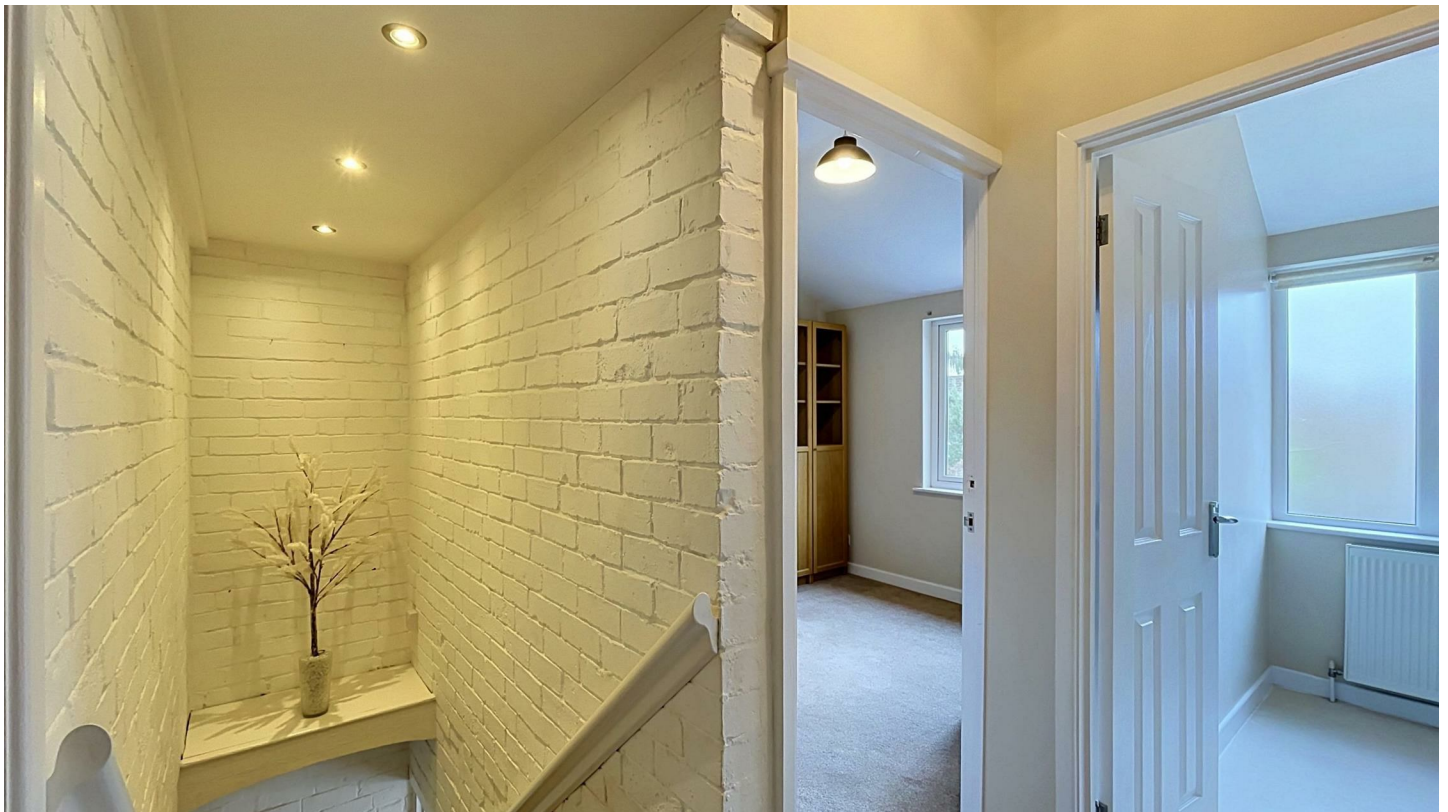


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D - 60

Council Tax Band: C



Approach

Approached under archway (little over 8ft wide) over a bloc paviour private shared driveway with dwarf brick raised patio with space for outside seating.

Kitchen

Enjoying the southerly aspect at the rear of the property this well fitted kitchen contains integrated AEG washing/dryer, Indesit slimline dishwasher, Neff induction hob with Hisense electric oven and grill set below with stainless steel illuminated extractor above, undercounter fridge & freezer, mains smoke alarm, track lighting with further pendant lighting over the dining table space and useful understairs storage cupboard with lighting.

Lounge

Opaque glazed composite front door with coir matting, central ceiling light, fireplace, arched alcove, window to the front with radiator below.

Bedroom One

With high ceiling, decorative central ceiling light, large wardrobe with mirror inset and hanging rail and shelving with matching chest of drawers. Window overlooking front elevation.

Bedroom Two

Currently used as an office space with fantastic overhead storage, central ceiling light, window overlooking rear elevation.

Bedroom Three

Central ceiling light, window overlooking front elevation with radiator below.

Family Bathroom

With a contemporary Deca ceramic wash hand basin with splashback and chrome mixer tap with wall hung illuminated mirror, shaver point, low level WC, heated chrome towel rail and step in mains fed rainfall shower cubicle with grab rail and full height splashback with glazed screening. Opaque glazed window to rear.

Double Garage

Over a private shared block-paved driveway leading to a large, dry and secure garage with power and LED lighting. The generous internal space provides excellent versatility as a workshop, home gym, hobby space or secure storage for bicycles and motorbikes, whilst also providing parking for a smaller vehicle.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

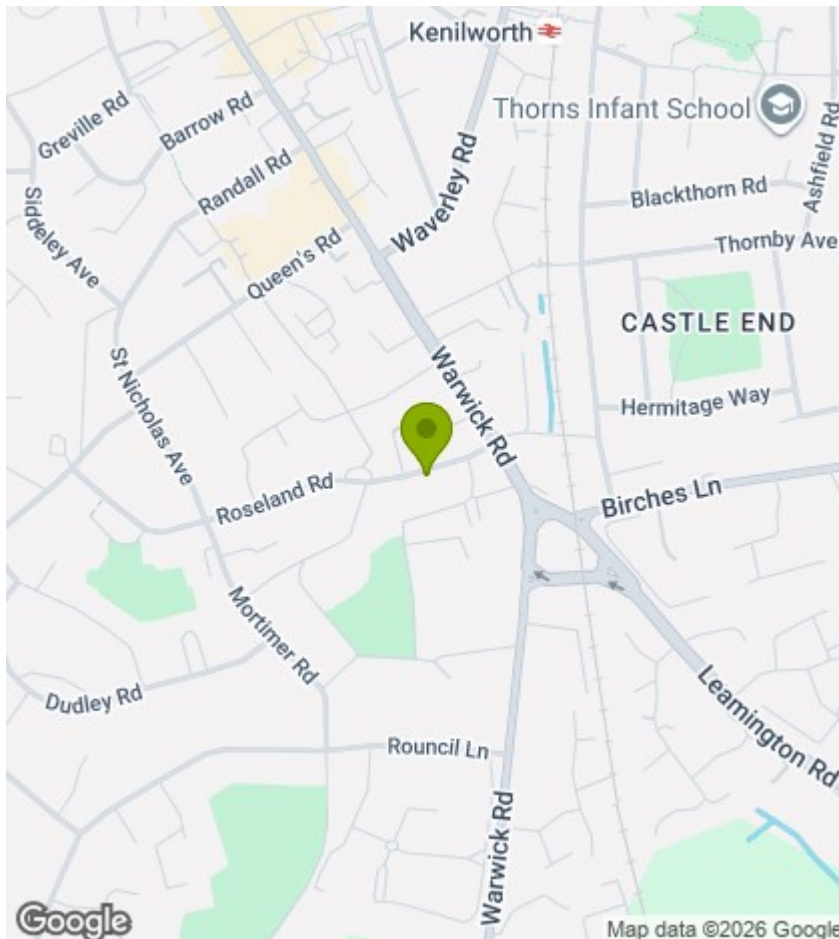
Virgin

Tenure

The property is Freehold

Fixtures & Fittings

All fittings and fixtures 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.

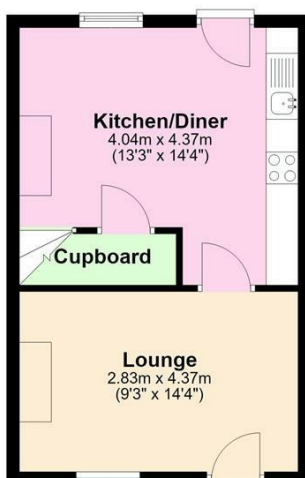
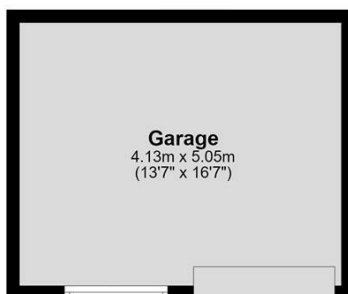
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 51.3 sq. metres (552.4 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 90.5 sq. metres (974.4 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.