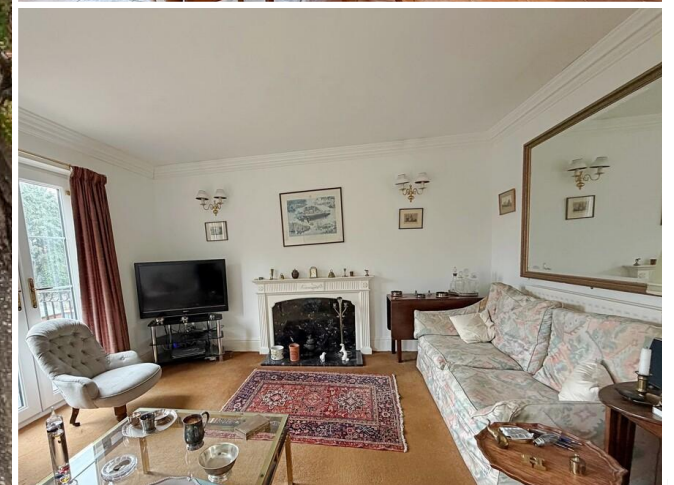




4 John Nash Square | Kenilworth | CV8 1RJ

£395,000

A very spacious, quietly located town house within this popular cul de sac just a short walk from the town centre. The spacious accommodation offers great flexibility in design to include three double bedrooms the master having an en-suite and located on the first floor with two further large double bedrooms and a bathroom on the second floor. The light and airy lounge is located on the first floor with French doors leading to a balcony whilst on the ground floor is a large kitchen/ diner and a guest cloakroom. The property is available immediately with 'No Chain' involved.

- Scope For Modernisation
- First Floor Lounge With Balcony
- Three Double Bedrooms, Master En-Suite
- Garage & Driveway Parking



Property Description

GROUND FLOOR:

ENTRANCE PORCH

With inner door to:

ENTRANCE HALL

Having radiator, understairs storage and door to garage.

CLOAKROOM

With w.c, vanity basin and radiator.

KITCHEN/DINER

15' 6" x 13' 2" (4.72m x 4.01m)

A large kitchen/diner having an extensive range of oak cupboard and drawer units with matching wall cupboards over and ample contrasting work surfaces. One and a half bowl sink unit, four ring electric hob, integrated fridge/ freezer, dishwasher and Zanussi electric double oven. Further storage cupboard housing gas condenser boiler. Tiled floor and French double doors to the garden.

FIRST FLOOR LANDING

With radiator and useful study area to front.

LOUNGE

13' 1" x 15' 6" (3.99m x 4.72m)

Double doors from the landing provide easy access to a large living room on the first floor with French double doors leading to the balcony. There is a feature fireplace, two radiators and two wall light points.

MASTER BEDROOM

9' 2" x 11' 7" (2.79m x 3.53m)

With built in wardrobes, radiator and door to:

EN-SUITE SHOWER ROOM

Having fully tiled shower enclosure, pedestal wash hand basin, w.c, shaver point, extractor fan and radiator.

STAIRCASE TO SECOND FLOOR LANDING

With airing cupboard housing insulated hot water cylinder and fitted shelving. Access to roof storage space.

BATHROOM

Having panelled bath with Mira shower and curtain rail over, w.c and wall mounted wash basin.

Radiator, shaver point, tiling and extractor fan.

DOUBLE BEDROOM TWO

15' 6" x 8' 5" (4.72m x 2.57m)

A large double bedroom, originally two bedrooms having been converted to one large double by present seller. Radiator, book case shelving and built in wardrobes.

DOUBLE BEDROOM THREE

13' 4" x 8' 5" (4.06m x 2.57m)

Located to the front is this third double bedroom having radiator and built in wardrobes.

GARAGE

15' 6" x 9' 1" (4.72m x 2.77m)

Having a replacement door, light, power and fitted shelving. To the rear is a utility recess area with space and plumbing for a washing machine and space above for a tumble dryer.

OUTSIDE

To the front of the property is a block paved driveway with access to the garage and property. A gate and path at the side leads to the partly walled and low maintenance rear garden enjoying a south west aspect having a paved patio, stone chippings and timber fencing.



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 C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

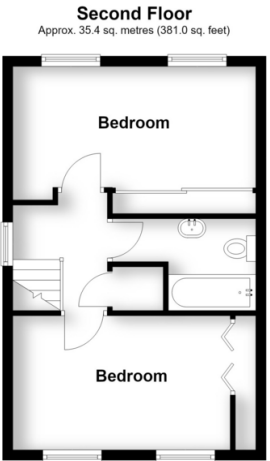
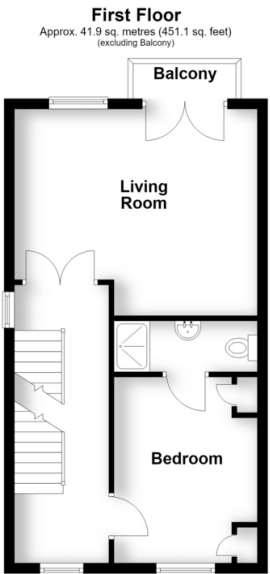
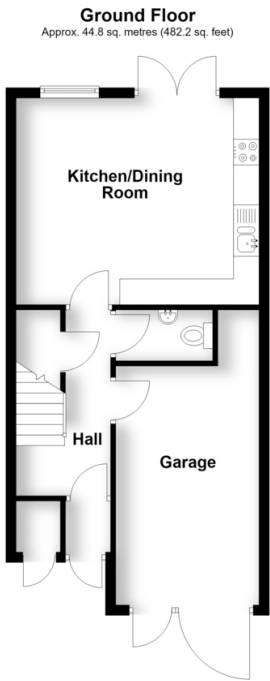


The graph shows this property's current and potential energy rating.

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



Total area: approx. 122.1 sq. metres (1314.3 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



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