



Arthur Street, Kenilworth, Kenilworth

£265,000

- Attractive Two Bedroom Semi Detached House
- Refitted Shaker Style Breakfast Kitchen
- Refitted Bathroom with thermostatic Shower
- Two Well Proportioned Bedrooms
- Double Glazing Throughout
- Front Lounge With Feature Fireplace
- EPC Rating D - 55
- Generous Garden With Patio
- Central Heating With Newly Installed Condensing Boiler
- Warwick District Council Tax Band B

Arthur Street, Kenilworth, CV8 2HF

Situated within easy reach of Kenilworth Town Centre, this charming two-bedroom traditional semi-detached home offers well-presented accommodation, ideal for first-time buyers or downsizers.

The property benefits from double glazing and gas central heating, including a recently installed condensing boiler. The ground floor comprises a welcoming hallway, a cosy front lounge, and a beautifully refitted shaker-style breakfast kitchen. To the first floor are two well-proportioned bedrooms, with the front bedroom enjoying the advantage of built-in wardrobes. The bathroom is fitted with a modern white suite with a thermostatic shower over the bath.

Externally, the property continues to impress with a generous rear garden featuring a large patio area—perfect for entertaining—and formal lawns.

Tastefully decorated throughout and ready to move into, this delightful home must be viewed to be fully appreciated



Council Tax Band: B



Lounge

Having a window to the fore with a radiator beneath. Understairs storage cupboard and door off to:

Fitted Kitchen

Refitted with a range of shaker style units to wall and base. The base units have a wood effect counter with an inset stainless steel sink unit with monobloc tap and is set beneath the window to the rear. Built in oven, grill and induction hob. Tiling to splashbacks and space for an upright fridge freezer. Engineered wood flooring and a door to the rear garden. Boiler cupboard housing the newly installed condensing boiler. Radiator and further window to the side.

Landing

With all doors leading off to and access to the boarded loft.

Bedroom One

Two windows to the fore, radiator and double wardrobes to the chimney recess.

Bedroom Two

Window to the rear and a radiator beneath.

Bathroom

Refitted with a white suite that comprises a panelled bath with thermostatic shower and screen, pedestal wash hand basin and a close coupled wc. Vinyl flooring, window to the rear, and tiling to splashbacks.

Rear Garden

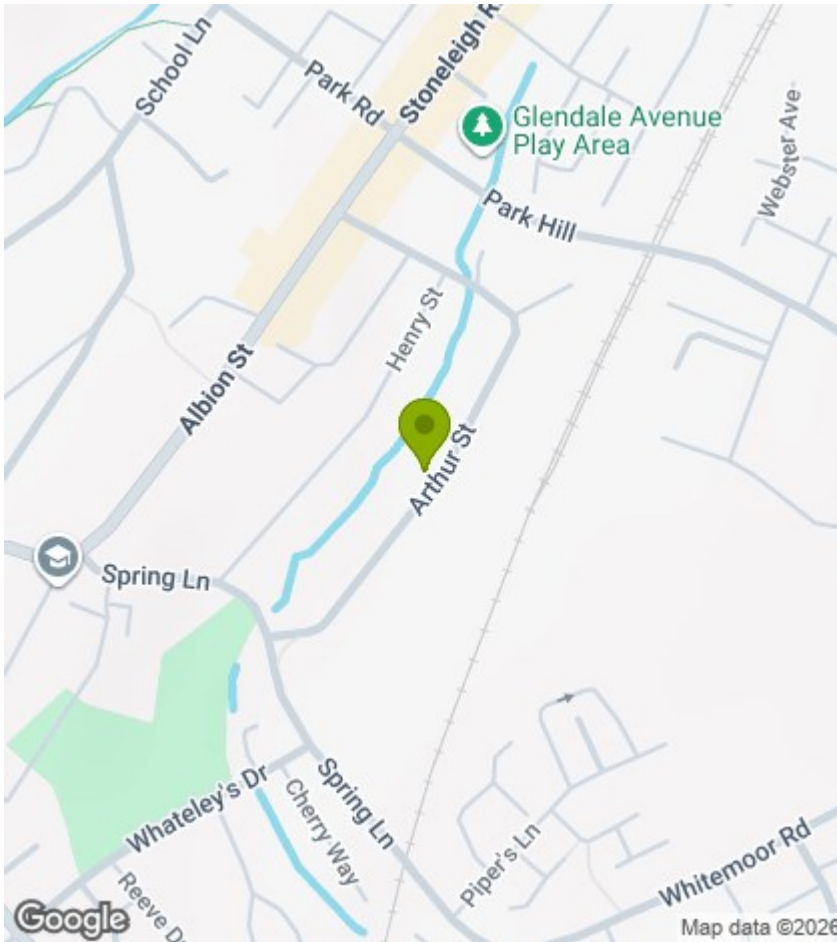
Having side pedestrian access to the generous paved patio with dwarf retaining wall and an outside tap. Steps take you down to the formal lawn with pathway and timber shed at the foot of the garden. It is enclosed with panelled fencing and privet hedging.

Tenure

The property is freehold.

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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

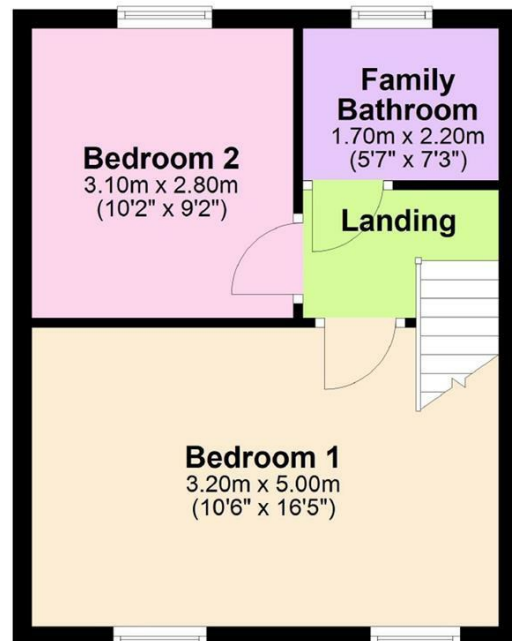
Ground Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



Total area: approx. 64.3 sq. metres (692.2 sq. feet)