



Henry Street, Kenilworth

Asking Price £339,950

- Three Bedroom End Terraced House
- Lounge/Dining Room
- Modern Kitchen With Integrated Appliances
- Refitted Shower Room
- Rear Garage/Workshop/Store
- Enclosed Porch & Open Hall Entrance
- Energy Rating D - 65
- Three Bedrooms - Two Doubles
- Landscaped Front & Rear Garden
- Warwick District Council

Henry Street, Kenilworth, CV8 2HJ

A modern three bedroom end terrace house presents an excellent opportunity for families and professionals. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The house features a beautifully landscaped rear garden perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, there is a convenient rear garage store, providing extra storage for gardening tools or outdoor equipment. Ideally situated close to the picturesque Abbey Fields, offering a delightful setting for leisurely walks and outdoor activities. Furthermore, it falls within the catchment area for the highly regarded St Nicholas School, making it an attractive choice for families with children. This end terrace house combines modern living with a prime location, making it a wonderful place to call home. Don't miss the chance to view this delightful property in Kenilworth.



Council Tax Band: C



Approach

Over a paved pathway with wrought iron gate, attractive walled fore garden with three steps to a

Enclosed Porch

With surrounding double glazed windows with door, pitched tiled roof, ceramic tiled floor, internal double glazed door with matching frosted double glazed windows into the

Lounge/Dining Room

3.66m x 5.23m (12'0" x 17'1")

With stairs rising to the first floor, wood flooring, useful understairs storage cupboard, lounge with double glazed window to front, radiator, feature living flame effect coal fire with Cotswold style matching composite surround, mantel and hearth, two ceiling lights, opening to the dining area with double glazed French doors onto the patio, fitted shelving, doorway to the

Kitchen

2.66m x 2.41m (8'8" x 7'10")

Comprehensively fitted with a range of matching cream shaker style base and wall units with wood block effect rounded edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, integrated Hotpoint fan assisted double oven with grill and four ring stainless steel gas hob with illuminated extractor hood over with black glass splash back, ceiling light, ceramic tiled floor, integrated Hotpoint washing machine, integrated fridge and freezer, cupboard concealing the Vaillant boiler servicing the hot water and central heating, double glazed window to rear.

First Floor Landing

With access to insulated roof space, smoke alarm, ceiling light, door to

Double Bedroom One

3.41m x 2.98m (11'2" x 9'9")

With double glazed window to front, radiator, ceiling light, wood flooring.

Double Bedroom Two

3.04m x 3.15m (9'11" x 10'4")

With double glazed window to rear, radiator, wood flooring, built in wardrobes with two matching doubles with three central drawers, mirror and cupboard above.

Bedroom Three

2.59m x 2.14m (8'5" x 7'0")

With double glazed window to front, radiator, ceiling light, stairs bulk head.

Shower Room

1.76m x 1.98m (5'9" x 6'5")

With a refitted three piece white suite with low level encased w.c, matching vanity wash hand basin with cupboard below

and central mixer tap with LED mirrored vanity cabinet, corner shower enclosure with mains fed shower with chrome fittings and twin shower heads with porcelain tiles to walls and floor, heated chrome towel rail, opaque double glazed window to rear, LED ceiling light.

Rear Garden

Fully enclosed by perimeter fencing and beautifully professionally landscaped with porcelain patio, steps to a central pond with three further steps to raised borders with green house, water butts, side gate and laid with a lovely variety of shrubs and plants door to the

Garage/Workshop

With metal up and over door, pedestrian door to garden, this is accessible via side access.

Front

The front has been professionally landscaped with pathway leading to the front door, dwarf wall and beautifully stocked borders with a lovely variety of shrubs and plants.

Tenure

The property is freehold.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

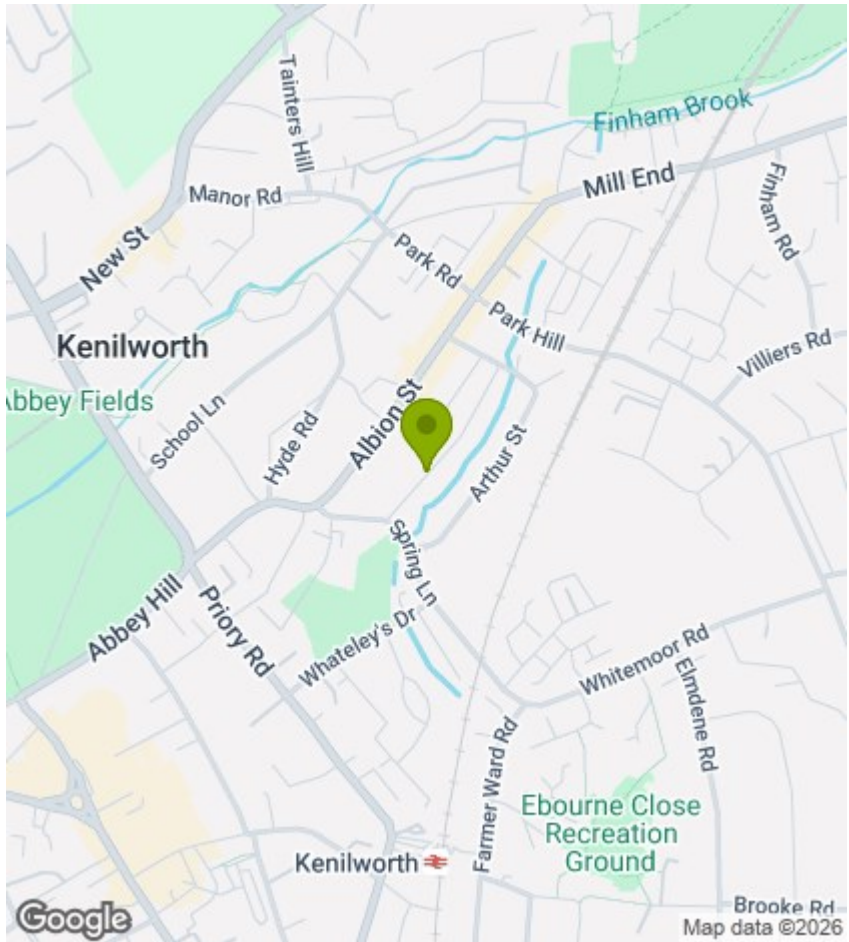
BT

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.

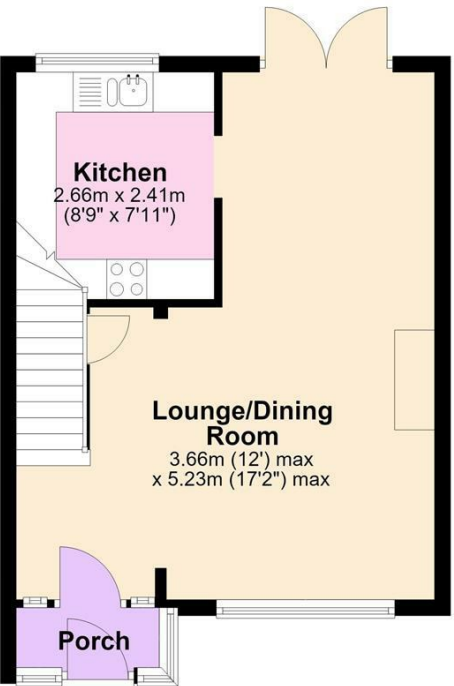
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

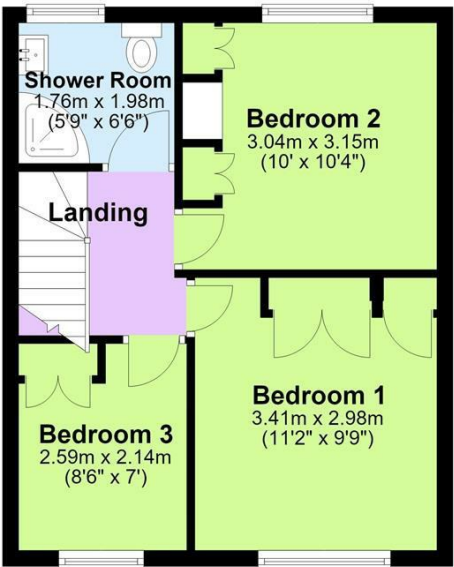
Ground Floor

Approx. 27.7 sq. metres (298.7 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 62.0 sq. metres (667.6 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.