



## Mortimer Road, Kenilworth

Offers Over £300,000

- 1947 Three Bedroom End Terraced House
- Open Porch & Reception Hall
- Front Living Room
- Rear Linked Lean To With W.C. & Brick Utility
- Established Front & Rear Gardens
- Modernisation & Improvement Required
- Energy Rating D - 57
- Kitchen & Seperate Dining Room
- Three Good Bedrooms & Family Bathroom
- Warwick District Council Tax Band C



# Mortimer Road, Kenilworth, CV8 1FS

This is an opportunity to purchase a three-bedroom end-of-terrace property located in a sought-after residential area of Kenilworth, close to St. John's School and within easy reach of Kenilworth Town Centre, which offers a full range of facilities and amenities.

The property requires some updating and features an open porch, a reception hallway, a living room at the front, a basic fitted kitchen with an adjoining dining room, and a first-floor landing. It includes three generously sized bedrooms, a bathroom, an outer lobby with storage and a WC, as well as a range of additional outbuildings.

The property also boasts a 60-foot private rear garden with side access. It is offered for sale with no chain and immediate vacant possession.



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D - 57

Council Tax Band: C



## Approach

Featuring a wrought iron pedestrian gate and a paved pathway leading to an open-pitched, tiled canopy porch supported by a timber pillar, this property includes a composite front door with an opaque leaded, double-glazed inset and outside courtesy lighting.

## Reception Hall

With a window facing the front, a ceiling light, and stairs leading to the first floor, there is also a useful understairs storage cupboard that houses the electric isolation unit, electric meter, and gas meter. Additionally, there is a radiator and a door leading to the

## Living Room

With windows to the front and side, a ceiling light, picture rail, radiator, and living flame effect gas fire with a matching stone surround, hearth, and mantle; t.v. point.

## Kitchen

The kitchen is equipped with a range of white wooden base and wall units, along with worktops and a low-level breakfast bar. It features a single-drainer stainless steel sink, a four-ring Bosch gas hob, and space for an under-counter fridge-freezer. Additionally, there is a built-in original pantry cupboard and a floor-mounted Potterton Kingfisher gas central heating boiler. The room includes a ceiling strip light, a double-glazed window at the rear, an extractor fan, a radiator, and a ceramic tiled floor. It has a door leading to the rear lobby and an adjoining doorway.

## Dining Room

There is a window that overlooks the rear garden, a ceiling light, a radiator, and a Honeywell temperature control clock for the central heating.

## Rear Lobby

The structure features a partially polycarbonate roof, a wooden door, and a glazed side door that leads to the garden. There is also an additional door leading to the...

## Utility

A single-drainer ceramic sink with a tiled splashback, space and plumbing for a washing machine, plus a power point and light.

## Seperate W.c

With a low level w.c, ceiling light, opaque window to side.

## First Floor Landing

L-shaped first floor landing with access to insulated and partially boarded loft space, radiator, and airing cupboard housing the lagged copper cylinder with fitted shelving. Doors to

## Double Bedroom One

The room features a window at the rear, a ceiling light, and two built-in storage wardrobes that include both hanging space and shelving.

## Double Bedroom Two

There is a window at the front and side, a ceiling light, and two built-in cupboards/wardrobes with hanging space and shelving.

## Bedroom Three

With a window facing the front, ceiling light, and a built-in head with a useful wardrobe/storage cupboard above.

## Bathroom

The bathroom features a three-piece white suite, including a low-level WC, an original wash hand basin, and a steel bath with a central mixer tap and a shower attachment above. There is a shower curtain rail, ceramic tiling on the floor, a mirrored vanity cabinet, and a radiator. An opaque window overlooks the rear, and there is a ceiling light for illumination.

## Rear Garden

Established rear garden enclosed by perimeter fencing, featuring a paved area with raised borders, side gated access, a timber shed, and two greenhouses. There is also a further lawn area with screening hedging and a brick store.

## Tenure

The property is freehold

## Services

All mains services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

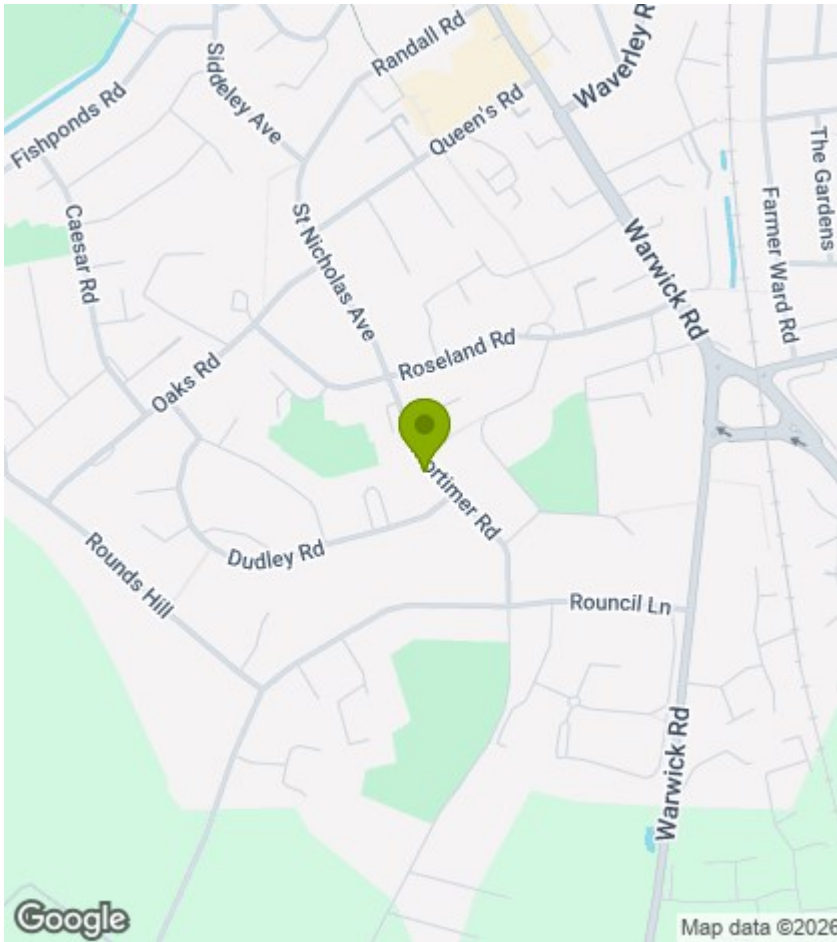
Basic  
17 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

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.

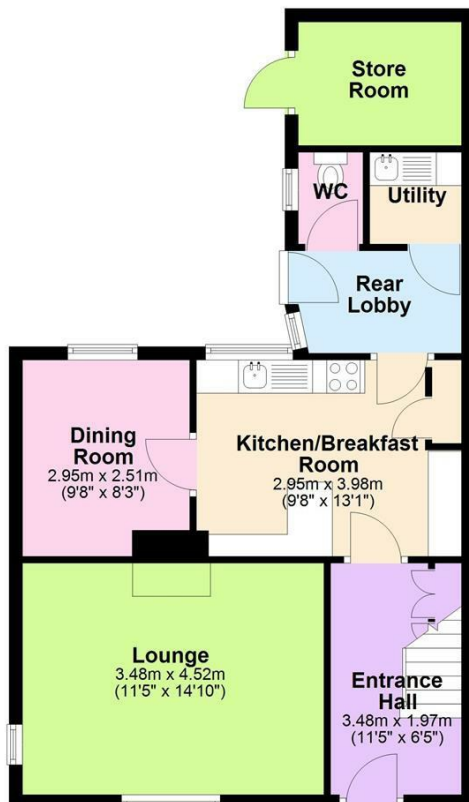
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Ground Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



Total area: approx. 95.6 sq. metres (1028.7 sq. feet)