



Stoneleigh Road, Kenilworth

£249,950

- Two Bedroom Character Terraced House
- Breakfast/Dining Kitchen
- Two Double Bedrooms/Three Piece Bathroom
- Gas Central Heating & Double Glazing
- Easy Maintained Rear Garden
- Good Size Living Room
- Conservatory
- Energy Rating C - 69
- Close To Abbey Field And Old Town
- Warwick District Council - Tax Band C

Stoneleigh Road, Kenilworth CV8 2GD

A charming turn of century two bedroom character terraced property in this established Old Kenilworth location, close to the Oddimore allotments and a short walk to the beautiful Abbey Fields. The accommodation comprises; living room, spacious breakfast/dining kitchen and conservatory. To the first floor there are two double bedrooms, three piece bathroom and outside an attractive easy maintained rear garden with side access. The property benefits from double glazing, gas central heating and viewing is recommended to appreciate this deceptive spacious cottage.



Council Tax Band: C



Entrance

Wood grain effect Upvc double glazed front door with central leaded and glazed inset from the front pathway into the

Lounge

19'6" x 10'11"

With double glazed bow window to front with fitted shutter, three feature structural oak beams with further decorative ceiling beams, laminate floor, t.v point, brick chimney breast with shelf either side with inset coal effect electric stove, 4 wall lights, open tred stairs rising to the first floor, two radiators, wood built in shelving and display unit, opaque panelled door to the

Kitchen/Dining Room

12'7" x 10'11"

Comprehensively fitted with a range of matching white high gloss base and wall units with marble effect rounded edge work surfaces with single bowl white composite sink with chrome mixer tap, slot electric cooker, and washing machine included in the sale, space for large upright fridge freezer, space for large breakfast table, ceramic tiling to splash backs, wall mounted Alpha combination boiler servicing the hot water and central heating, double glazed window overlooking the conservatory, door to the

Conservatory

6'8" x 10'11"

With dwarf brick walls and surrounding double glazed windows, door to garden, pine panelling to walls, ceramic tiling to floor, pitched polycarbonate roof.

First Floor Landing

With radiator, ceiling light, door to airing cupboard with shelves, door to

Double Bedroom One

9'11" x 14'0"

With two double glazed windows to front both with fitted shutters, t.v point, two sets of built in wardrobes both with sliding mirrored doors.

Double Bedroom Two

15'3" x 6'0"

With double glazed window to rear, ceiling light, radiator.

Bathroom

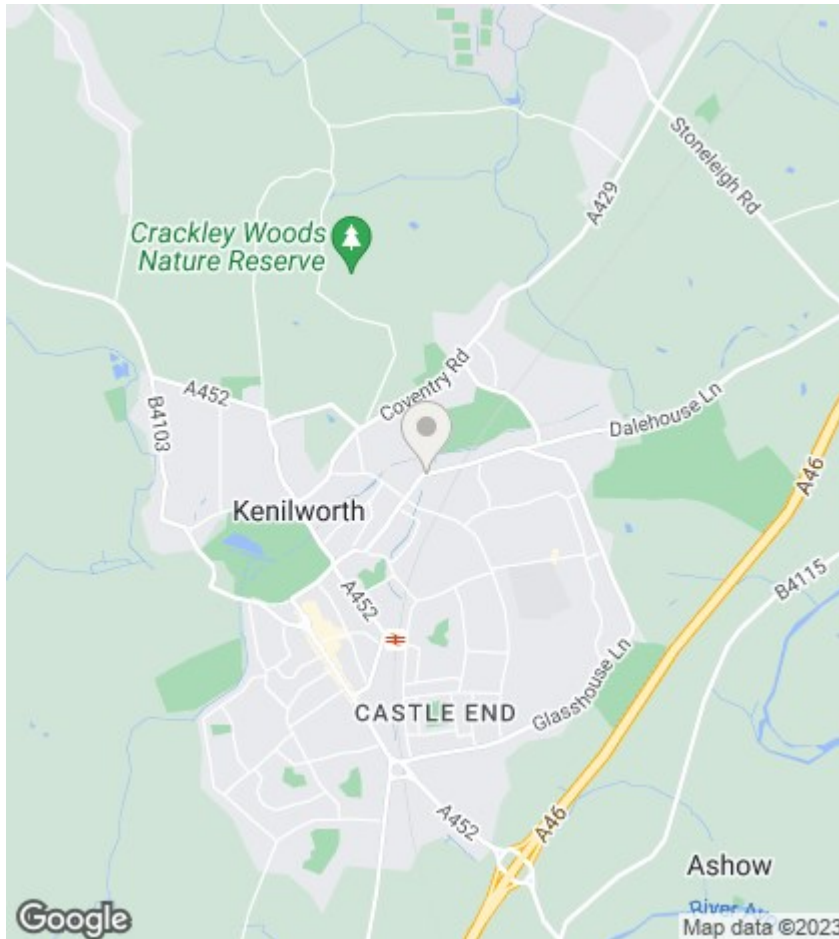
With a three piece white suite with low level encased w.c with cupboard to the side, vanity wash basin with cupboard below, panelled bath, ceramic tiling to half height, LED ceiling light, opaque double glazed window to rear, vinyl flooring and radiator.

Rear Garden

An attractive feature of the property, landscaped for ease of maintenance, laid to block paving with slate chippings and circular patio, raised border to rear with screening bushes, timber summer house, and shared side gated access to the front and arched shared passage, there is a pedestrian right of way across the garden from next door.

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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 73.2 sq. metres