



Henry Street, Kenilworth, Kenilworth, Warwickshire

Offers Over £230,000

- Two Bedroom Character Cottage
- Ideal First Time Buy Or Downsize
- Refitted Galley Kitchen
- Ground Floor Bathroom
- Cottage Style Rear Garden
- No Onward Chain
- Through Lounge/Dining Room
- Energy Rating D - 64
- Two Double Bedrooms
- Warwick District Council - Tax Band C

Henry Street, Kenilworth CV8 2HJ

A newly redecorated character terraced cottage in this sought after and popular road within old Kenilworth. The well planned accommodation comprises; spacious through lounge/dining room with distinct lounge and dining areas, useful under stairs storage, original chimney breast, re-fitted kitchen, ground floor fully refitted bathroom and white suite, first floor lobby, two double bedrooms, one with original fireplace and storage cupboard. The property has the advantage of a forecourt garden set back from the street, while to the rear is an attractive cottage style garden with feature rose arches, patio, and flower borders. Viewing is recommended to avoid disappointment of this lovely home ideal for a first-time buyer or an investment property.



Council Tax Band: C



Entrance

Wrought iron gate over pathway leading to the front door through the cottage style garden with dwarf walls panelled and glazed recessed front door leading into

Lounge/Dining Room

20'5" x 12'6"

Wood inset matting, new carpets, radiator, original sash window to front, further radiator beneath, chimney breast with recess cupboard and shelving to one side and open cupboard to other side with shelf over, telephone point arch way opens to the dining area with new carpets, window with radiator beneath, chimney breast with two recesses, useful under stairs deep storage cupboard with fitted light, door with enclosed staircase leading off to first floor and multi paned glazed door leading into the

Kitchen

6'8" x 7'0"

With modern white wood fitted base and wall units with wood grain effect rounded edge work surfaces, fitted drawers, single drainer stainless steel sink, automatic washing machine, space for under counter fridge/freezer, Beko electric oven and four ring gas hob, LED ceiling down lighters, wall mounted Vaillant combination gas fired central heating boiler, multi paned glazed door leading to outside, vinyl flooring, panelled door to

Bathroom

With matching vinyl flooring, white suite with panelled bath, twin hand grips and electric shower full tiling to surround, pedestal wash hand basin with tiled splash back and mirrored vanity cabinet, low level w.c., LED ceiling down lighters, radiator, extractor fan.

First floor Lobby Landing

With doors leading off, ceiling light.

Bedroom

10'11" x 12'6"

With original sash window to front, feature chimney breast, radiator, and new carpets.

Bedroom

10'11" x 12'6"

With original chimney breast with inset cast iron grate

with mantel surround, radiator, built-in useful storage cupboard/wardrobe with hanging and shelf, glazed window overlooking the rear garden.

Outside

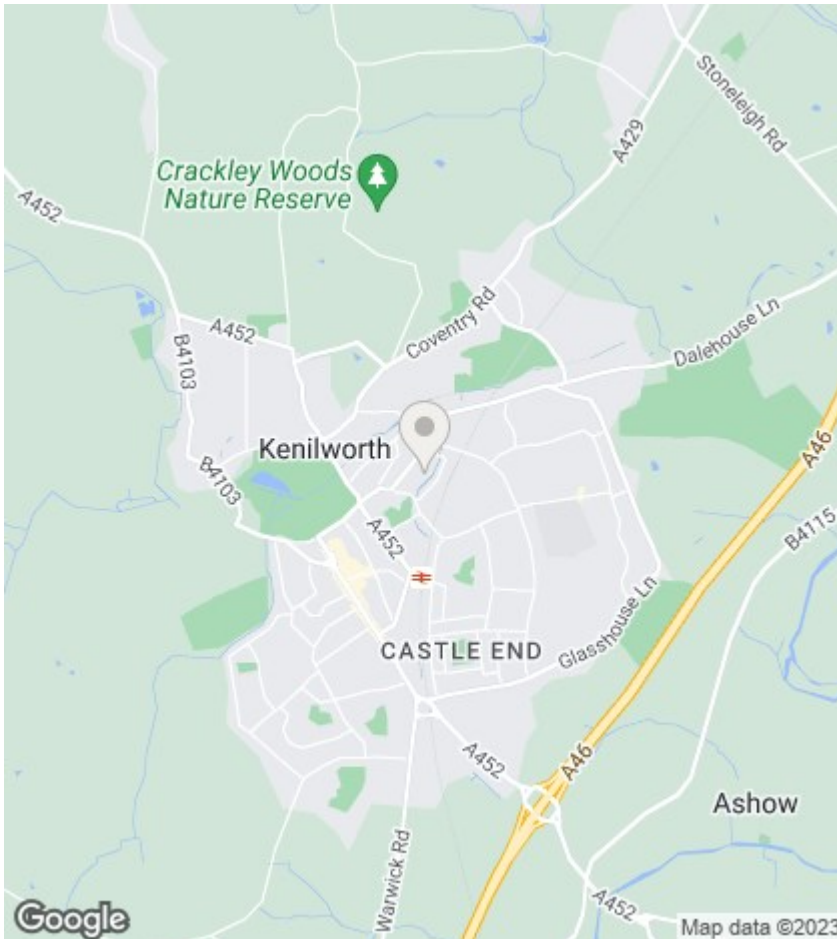
To the front of the property is a forecourt garden frontage with inset slate chippings, concrete pathway leading to front door and white painted dwarf walls with wrought iron insets.

Rear Garden

Cottage style garden with rear forecourt, crazy paving, feature side Camellia and rose arch leading to a raised paved path patio/garden sun terrace area.

Fixtures & 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		87
(81-91) B		
(69-80) C		64
(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

Ground Floor

Approx. 32.1 sq. metres



First Floor

Approx. 23.9 sq. metres



Total area: approx. 56.0 sq. metres