



Henry Street, Kenilworth

£349,950

- Refurbished Extended Two Bedroom Terrace House
- Extended Breakfast/Dining Kitchen With Island
- Energy Rating D - 68
- Gas Central Heating & New Double Glazing
- No Onward Chain
- Hall & Lounge With Bay Window
- Refitted Utility/Cloakroom W.C
- Luxury Refitted Bathroom
- Attractive Landscaped Rear Garden With Rear Parking
- Warwick District Council - Tax Band C

Henry Street, Kenilworth

Unexpectedly available again. An attractive fully modernised and refurbished quality extended bayed two-bedroom mid terraced property in an ever-popular location, close to Kenilworth Town Centre, the historic Abbey fields and Kenilworth Railway Station. This two-bedroom property with excellent extended downstairs space comprises: hall, living room, extended refitted dining kitchen with a utility/w.c off. To the first floor there are two double bedrooms, luxury refitted three-piece bathroom with shower, outside private lawned rear garden with access to rear parking and to the front there is a small low maintenance fore garden. The property is offered for sale with full replacement double glazing and gas fired central heating, internal viewing is essential to appreciate this superb property.



Council Tax Band: C



Hall

With new oak front door with leaded double glazed inset into the hall with stairs rising to first floor, smoke alarm, LED down light, panelled door through to

Lounge

10'11" x 10'8"

With replacement double glazed front bay window, radiator, wood laminate flooring, fireplace alcove with chimney breast, ceiling, panelled door to the

Kitchen/Dining Room

20'0" x 14'1"

Comprehensively refitted and remodelled with a range of new matching county green base and wall units with marble effect square edged work surfaces with island with single drainer white composite sink with chrome mixer tap and Beko integrated dishwasher, space for breakfast bar stools, integrated Neff induction hob with splashback and concealed illuminated extractor hood above, Zanussi fan assisted oven and integrated AEG, microwave, larder fridge freezer, wood laminate flooring, LED ceiling down lighters, two feature drop lights, space for dining table, vertical radiator and useful understairs storage cupboard housing the electric isolation unit and electric meter.

Utility/Clockroom

6'5" x 5'2"

With automatic LED down lighters, wood laminate flooring, low level w.c, frosted double glazed window, heated chrome towel rail, space and plumbing for washing machine and separate dryer.

First Floor Landing

With access to insulated roof space, LED down light, smoke alarm, door to

Bathroom

With a luxury new three piece white suite with low level w.c, wall hung vanity wash hand basin with cupboard below, bath with mains fed shower with chrome fittings and twin shower heads, porcelain brick bond style tiling to walls, large recessed mirror with LED lights, LED downlighters, frosted double glazed window to rear, heated chrome towel rail, tiling to floor, extractor fan.

Bedroom

10'11" x 14'2"

With replacement double glazed walk in bay window to front, further double glazed window, radiator, and ceiling light.

Bedroom

11'2" x 8'2"

With radiator, replacement double glazed window overlooking rear garden, ceiling light point.

Outside Front

To the front of the property there is a brick retained fore garden for ease of maintenance with pathway leading to front door.

Rear Garden

Fully enclosed by replacement perimeter fencing, laid to low maintenance patio, raised lawned garden with pathway leading to the rear where there is allocated parking for one cars.

Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



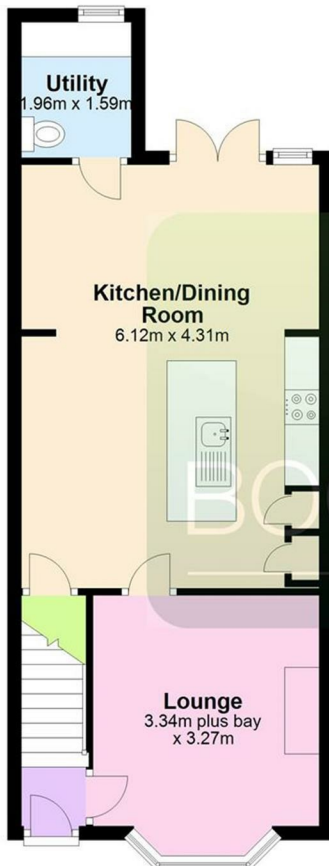
Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

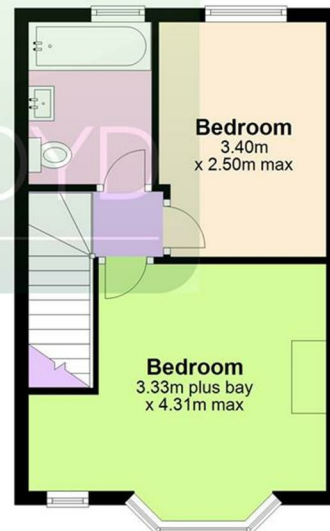
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 2px; display: inline-block;">87</div>
(81-91) B			
(69-80) C			
(55-68) D		<div style="border: 1px solid black; padding: 2px; display: inline-block;">68</div>	
(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. 44.7 sq. metres



First Floor
Approx. 29.8 sq. metres



Total area: approx. 74.5 sq. metres