



Whitemoor Road, Kenilworth

Asking Price £299,950

- Stunning Two Bedroom End of Terrace
- Open Plan Lounge with Feature Fireplace
- Beautiful Bathroom Suite With Shower
- Double Glazing & Gas Central Heating
- Generous Landscaped Rear Gardens
- Available With No Onward Chain
- EPC Rating D - 62
- Quality Fitted Shaker Style Kitchen With Appliances
- Close to Kenilworth Town Centre
- Warwick District Council Tax Band B

Whitemoor Road, Kenilworth

An opportunity to purchase a quite stunning two bedroom end of terraced house close to Kenilworth Town Centre. Having been lovingly remodelled by the current owner this stylish property benefits double glazing and gas central heating throughout. Comprising a recessed porch and a door into the open plan lounge/dining room with a feature fireplace and an easy tread dogleg staircase to the first floor landing. The rear kitchen has been refitted with whisper grey and contrasting blue units and includes integrated appliances. From the kitchen you access the landscaped rear garden with patio. On the first floor is a large landing, two well proportioned bedrooms and a beautiful bathroom. The property is offered with no onward chain and viewing is essential.



Council Tax Band: B



RECESSED PORCH

Having tiled flooring and a composite door leading into the sitting room.

SITTING ROOM

16'6" max x 16'4" max

Double glazed hockey stick bay window to the fore with venetian blinds and a rad beneath. Meter cupboard and a focal point provided by an inglenook fireplace with a multi fuel stove set on a stone hearth. Stairs to first floor and door into the kitchen.

BEAUTIFUL FITTED KITCHEN

7'9" x 12'9"

Comprehensively fitted with a range of shaker style wall and base units. The base units have a marble effect roll topped work surface with matching upstands and an undercounter sink unit set beneath the double glazed window to the rear. The units colour contrasts with a whisper grey and deep blue colour. There is an integrated induction hob, twin ovens, washing machine, fridge freezer and dishwasher. Recessed lighting, twin double glazed windows and door to the rear. Tiled flooring and a brushed steel extractor canopy.

GENEROUS LANDING

With a double glazed window on the turn and a radiator. Doors lead off to:

BEDROOM ONE

10'10" x 9'10"

Double glazed window to the fore with Roman blinds and an ornate fireplace.

BEDROOM TWO

10'11" x 9'10"

Double glazed window to the rear with Roman blinds and a radiator beneath.

BATHROOM

This stunning bathroom has a roll topped and claw footed bath with a thermostatic rainfall shower over with screen, pedestal wash hand basin and a close coupled wc. Heated towel rail, downlighting and an extractor fan and complimentary tiling to splashbacks. Frosted double glazed window to the fore.

LANDSCAPED REAR GARDEN

With a patio directly off the property. Raised railway sleeper flower beds. The garden is mainly laid to lawn with a side pathway that is flanked by a mature shrub border. At the head of the garden is a sun lounge area and a timber garden shed and bin store.

TENURE

The property is Freehold

SERVICES

All mains services are connected.



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		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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. 33.5 sq. metres



First Floor

Approx. 33.8 sq. metres



Total area: approx. 67.3 sq. metres