



Whitemoor Road, Kenilworth

Offers In The Region Of £235,000

- Two Bedroom Character House
- Entrance Hall & Spacious Living Room With Bay
- Good Size Kitchen Requires Some Renovation
- Three Piece Bathroom - Repairs/Refitting Desirable
- Gas Central Heating, Double Glazing & No Chain
- Suitable For Modernisation & Improvement
- Energy Rating E -53
- Two Good Size Double Bedrooms
- Small Courtyard Garden
- Warwick District Council - Tax Band C

Whitemoor Road, Kenilworth CV8 2BN

OPPORTUNITIES FOR MODERNISATION AND IMPROVEMENT FOR ADDED VALUE. A character two bedroom mid-terrace property, built in the early 1900s with delightful high ceilings. The property offers interesting accommodation with generous rooms. Reception hall, large living room, spacious breakfast kitchen, first floor landing, two large double bedrooms, three piece bathroom, small triangular shaped rear courtyard and fore garden with wall to front. The property offers existing double glazing, gas fired central heating and is offered for sale with no chain.



Council Tax Band: C



Frontage

The breadth of the front elevation is greater than usual for the houses in this area as it is located on a bend in the road and therefore has additional space equivalent to the addition of a triangular section on the uphill side.

Entrance

Approached over a paved pathway with two steps down leading to a upvc front door into

Reception Hall

Triangular shaped spacious hall with double glazed window to front, radiator, electric isolation unit, ceiling lights, stairs rising to the first floor with under stairs storage cupboard, door to

Lounge

13'8" x 13'6"

With double glazed walk in bay window to front, radiator, ceiling light, open grate fireplace with brick surround and wood hearth, cupboard concealing the gas meter, telephone point.

Kitchen/Breakfast Room

11'3" x 18'2"

Spacious kitchen fitted with 1980's matching white fronted base and wall units with rounded edge work surfaces, one and a half bowl white composite sink with chrome mixer tap, Bush electric freestanding oven and grill, quarry tile effect Amtico flooring, double glazed window and door overlooking rear courtyard, feature ceiling archways.

First floor Landing

With exposed timber floorboards, ceiling light, access to roof space, door to

Double Bedroom One

11'3" x 18'5"

Spacious double bedroom with double glazed window to rear, exposed timber floorboards, radiator, and ceiling light.

Double Bedroom Two

10'8" x 13'6"

With double glazed window with views down Farmer Ward Road, exposed timber floorboards, ceiling light and radiator.

Bathroom

Unusual shaped bathroom with a three piece champagne coloured suite with low level w.c, pedestal wash hand basin, corner bath, matching doors to the

airing cupboard housing the Valiant combination boiler servicing the hot water and central heating, double glazed window to front.

Front Garden

There is a small front garden behind the outer wall suitable for bedding plants, shrubs etc. or to be set over as hard standing.

Rear Courtyard

Triangular shape, laid to hard paving with two steps, retaining boundary wall and pedestrian access across neighbouring gardens for bin access.

Tenure

The property is freehold.

Services

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

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

BT
Sky
Virgin

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		
(81-91) B		83
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

