



Station Road, Kenilworth

Offers In The Region Of £445,000

- Two Bedroom Character Conversion
- Own Entrance, Reception Hall & Cloakroom W.C
- Open Plan Living/Dining Room & Kitchen
- Two Double Bedrooms Both With Wardrobes
- Private Rear Garden With Garage To Front
- Attractive Town Centre Location
- Energy Rating D - 58
- Attractive Dining Conservatory
- Bathroom With Shower
- Warwick District Council - Tax Band D

Station Road, Kenilworth CV8 1JJ

A characterful high quality town centre property with charming character accommodation, situated within walking distance of the Town Centre with its full range of facilities and amenities close to Waitrose, two doctor's surgeries and dentists, yet set within a tranquil setting. The property with its own entrance comprises: entrance hall, cloakroom, living/dining room with fitted kitchen, attractive dining conservatory. To the first floor there are two good double bedrooms both with built in wardrobes and a bathroom with shower. Outside a most attractive private rear garden having a distinct advantage of a garage. The delightful enclosed private rear garden is a most unexpected feature within a town centre location. Only by internal inspection can the property be fully appreciated.



Council Tax Band: D



Approach

Over a paved pathway to a feature open porch with original shutters, courtesy light, quarry tiled step and hardwood panelled door leading into the

Reception Hall

With ceiling light, radiator, multi painted glazed window to side, stairs rising to the first floor, antique pine door into the

Cloakroom

With a low level w.c, corner vanity wash hand basin with cupboard below and tiled splashback, ceiling light, mirrored vanity cabinet, vinyl flooring, door to useful understairs storage cupboard housing the electric meter.

Lounge/Dining Room

13'9" x 18'6"

With feature living flame effect coal gas fire with feature grate and brick faced chimney breast and surround, coving, ceiling light, t.v point, picture rail, double glazed french doors with full height double glazed windows either side into the dining area with ceiling light, multi painted door to side, picture rail, coving, opening to the kitchen.

Kitchen

7'9" x 7'10"

Comprehensively fitted with a range of matching solid oak fronted base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, integrated John Lewis fan assisted oven and grill with four ring induction hob, integrated under counter fridge and separate freezer, washing machine, under pelmet lighting, multi painted glazed window to side, laminate floor, ceiling light, single glazed window to rear.

Conservatory

12'9" x 10'1"

A lovely room with views over the attractive rear garden with surrounding double glazed windows with french doors onto the patio, pitched polycarbonate roof, ceiling light with fan, radiator, vinyl flooring.

First Floor Landing

With multi painted window to side, ceiling light, door to useful storage cupboard or wardrobe with double hanging and shelving door to

Double Bedroom One

13'9" x 9'0"

With wooden framed double glazed window overlooking the rear garden, radiator, ceiling light, built in wardrobes to one wall with hanging and matching cupboards above.

Double Bedroom Two

13'9" x 9'0"

With wooden framed double glazed window to rear, radiator, ceiling light, floating shelf, built in wardrobes to one wall with hanging and shelving with sliding mirrored doors. Useful high level storage space.

Bathroom

With a three piece quality white suite with low level w.c, feature solid wood vanity wash hand basin with useful cupboards below, feature arch to panelled bath with mains fed shower over with ceramic tiles to walls, vinyl flooring, LED ceiling down lighters, window to front, extractor fan, two fitted shelves.

Garage

There is a single brick built garage with metal up and over door to front with power and light connected, there is a driveway to the front that provides access to the garage, and a pathway leading to the front door providing a right of way.

Rear Garden

The garden faces north and is fully enclosed by perimeter fencing with raised patio and steps down to a central lawn with attractively stocked borders with a lovely variety of shrubs and plants with central feature green gage tree with climbing rose. There is an additional patio to the top of the garden. To the side of the property there is secure gated access.

Tenure

The property is freehold.

Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

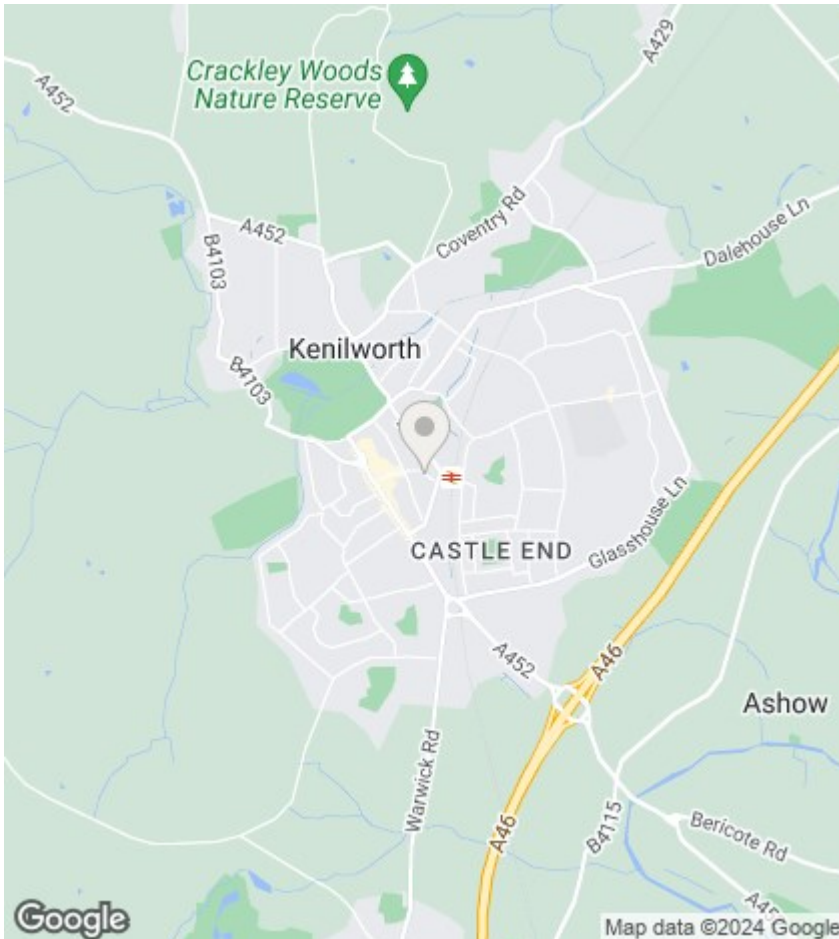
Virgin

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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		58	
(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. 45.4 sq. metres



First Floor

Approx. 32.6 sq. metres



Total area: approx. 78.0 sq. metres