



Clinton Lane, Kenilworth, Warwickshire, CV8 1AT

Asking Price £350,000

- Stylish Single Bayed End Of Terraced House
- Beautiful Walled Rear Garden
- Double Glazed Sash Windows
- Two Well Proportioned Bedrooms
- Hardstanding/Parking For Two Cars
- Two Reception Rooms With Fireplaces
- EPC Rating D - 60
- Gas Central Heating System
- Fitted Kitchen & Utility Room
- Warwick District Council Tax Band C

Clinton Lane, Kenilworth, Warwickshire CV8 1AT

A stylish single bayed end of terraced house located a short distance from Kenilworth Castle and Old Town Kenilworth. Occupying an elevated position the property has a courtyard fore garden with blue brick steps that lead to the recessed porch and entrance door. Opening into the hallway with the reception rooms leading off. The lounge having a gas fired stove and the dining room a cast iron fireplace with an Adams style surround. The kitchen has framed units with wood block counters and the benefit of a utility room. On the first floor is a landing, two well proportioned bedrooms and a generous four piece family bathroom. Internally the property has a wealth of original features with picture rails and quarry tiled flooring and with replacement double glazed sash windows.

Externally is a beautiful walled garden with patio, formal lawns and well stocked borders. The property is on the corner of Clinton Avenue and benefits from car access and hardstanding for two vehicles. Two car parking in this location is gold dust. Viewing is essential to appreciate the feeling this house creates.



Council Tax Band: C



Hallway

With a recessed porch and leaded light entrance door. Quarry tiled flooring, stairs to the first floor with a radiator at the foot and doors off to:

Lounge

10'11" x 11'5"

Having a sash bay window to the fore with plantation shutters and a recessed gas fired stove with an oak mantel and tiled hearth. Shelving and a double radiator.

Dining Room

12'0" x 11'5"

With quarry tiled floor and sash window to the rear. A cast iron fireplace with a pine Adams style surround which is set on a tiled hearth. Double radiator and a Georgian style door into the kitchen.

Kitchen

9'1" x 9'1"

Continuation of the quarry tiled flooring. The kitchen is fitted with framed base units that have bevelled edged wood block counters with a Belfast sink and tiled splashbacks. There is a dresser unit, cooker point, window and door to the side and a doorway into the utility.

Utility

4'4" x 9'1"

Housing the Baxi condensing boiler. Plumbing for automatic washing machine and a window and stable door into the rear garden.

Landing

With access to loft void, wood bannister and open spindles. Doors lead off to:

Bedroom One

10'11" x 14'6"

Sash window to the fore and stripped wood flooring. Ornate cast iron fireplace, picture rails and a radiator.

Bedroom Two

12'0" x 9'2"

Sash window to the rear with a radiator beneath. Ornate cast iron fireplace and picture rails

Family Bathroom

The four piece suite comprises a cast iron bath, pedestal washhandbasin, close coupled wc and a corner shower with a thermostatic shower. Frosted sash window with a

radiator beneath. Laminate flooring and tiling to splashbacks.

Rear Garden

The walled rear garden has a formal lawn that is flanked with mature shrub borders. At the head of the garden is an attractive seating area with a timber shed. Side pedestrian access leads out onto Clinton Avenue.

Parking

At the foot of the garden is private parking for two cars.

Tenure

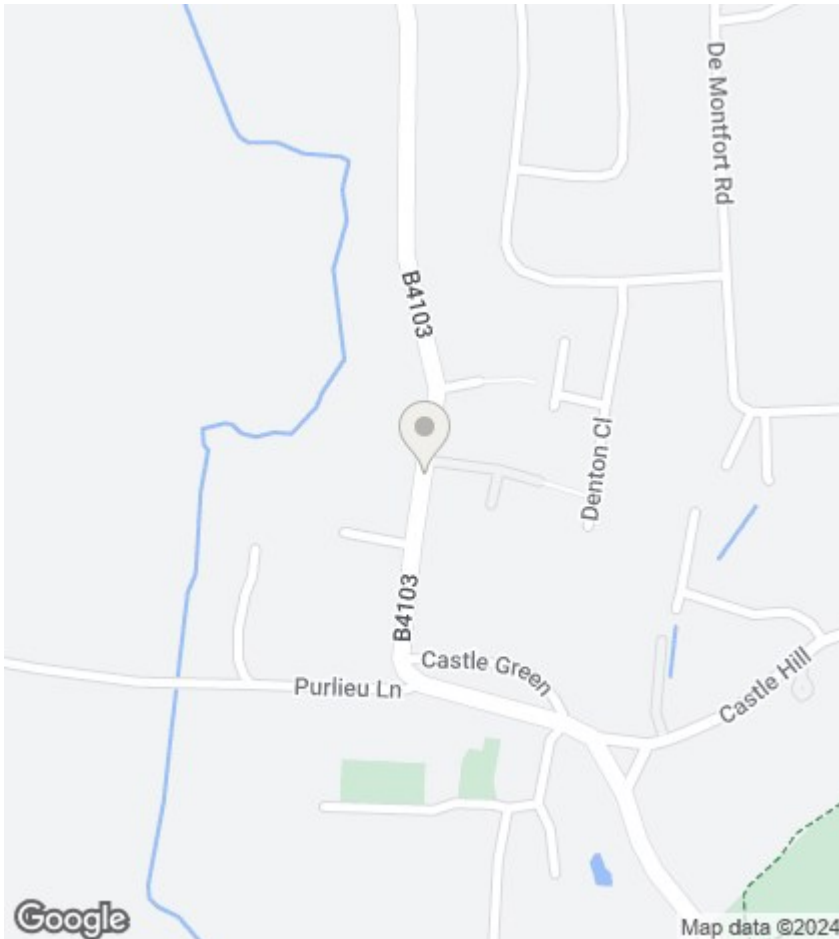
The property is Freehold.

Services

All mains services are connected.

Fixtures And Fittings

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



Viewings

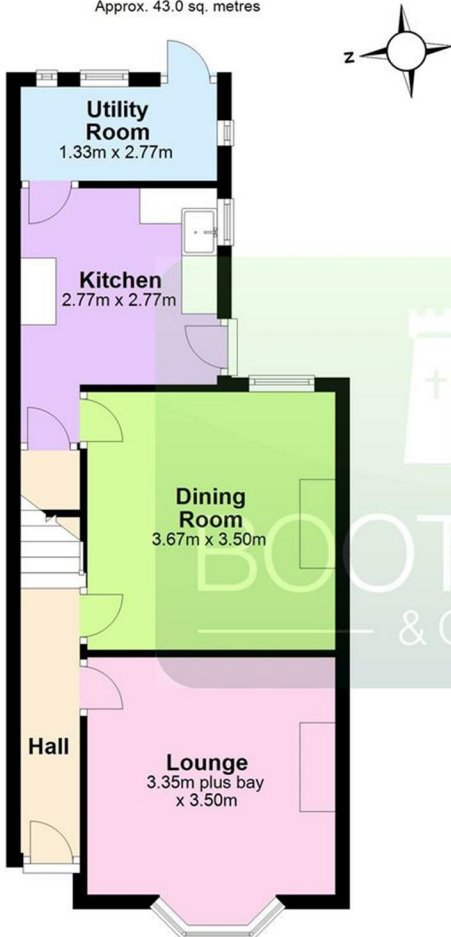
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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. 43.0 sq. metres



First Floor

Approx. 39.5 sq. metres



Total area: approx. 82.5 sq. metres