



Beauchamp Road, Kenilworth

Offers In The Region Of £325,000

- Spacious Three Bedroom End Terraced House
- No Onward Chain
- Lounge And Dining Room
- Three Good Bedrooms And Refitted Bathroom
- Low maintenance Paved Rear Garden
- Within The St John's School Catchment
- Energy Rating D - 60
- Kitchen, Utility And Wet Room With W.C
- Driveway Parking
- Warwick District Council Tax Band C

Beauchamp Road, Kenilworth CV8 1GJ

A spacious three bedroom end terraced house located within walking distance to the town centre and offered for sale with no onward chain. The vacant property is located in the St Johns/Clinton School Primary catchment and benefits from gas central heating and double glazing, comprising of; enclosed porch, reception hall, lounge, dining room & kitchen, utility, and ground floor shower/wet room. To the first floor there are three good size bedrooms and a refitted bathroom. Outside is a low maintenance paved rear garden, and to the front is a private driveway for two/three cars.



Council Tax Band: C



Approach

Over a tarmacadam and block edged forecourt driveway and path with parking for two/three cars.

Porch

Spacious pitched tiled roof, fully enclosed porch with full height double glazed window to either side, ceiling light, inset matting and aluminium double glazed door into the

Reception Hall

With stairs rising to the first floor with useful understairs storage, additional storage cupboard housing the electric isolation unit and electric and gas meters, wood laminate flooring, radiator, ceiling light, door to the

Lounge

13'11" x 11'11"

With wood laminate flooring, living flame electric log wall mounted fire, double glazed walk in bay window to front, radiator, door to the

Dining Room

9'0" x 10'0"

With sliding aluminium patio door to rear, useful storage cupboard with fitted shelving, ceiling light, radiator, door to the

Kitchen

12'2" x 9'2"

Fitted with a range of matching white high gloss fronted base and wall units with marble effect rounded edge work surfaces with brushed steel handles, single drainer white ceramic sink with chrome mixer tap, space for slot in cooker with illuminated stainless steel extractor hood above, space for freestanding fridge freezer, ceramic tiling to splash back areas and floors, aluminium double glazed window to rear, radiator, arch to the

Utility

5'9" x 5'8"

With ceramic tiling to floor, wall mounted panel electric heater, matching white high gloss fronted base and wall units with marble effect rounded edge work surfaces, space and plumbing for washing machine, ceramic tiling to floor, double glazed window to rear and double glazed door to both garden and side paved walkway, ceiling light, door to the

Wet/Shower Room

With a vanity wash basin with cupboard below and central mixer tap, low level w.c, wet room area with non-slip floor and temperature control mixer shower with chrome fittings, ceramic tiled walls, opaque double glazed window to side, electric heated towel rail, LED ceiling light.

First Floor Landing

With access to insulated and part boarded large loft space with retractable ladder, conversion potential subject to the usual planning permission, coving, smoke alarm, door to

Double Bedroom One

12'11" x 11'4"

With double glazed aluminium walk in bay window to front, ceiling light, radiator, built-in double wardrobe with hanging and shelf above.

Double Bedroom Two

10'1" x 11'4"

With aluminium double glazed window to rear, radiator, ceiling light, built in cupboard housing the Worcester Bosch combination boiler servicing the hot water and central heating.

Bedroom Three

9'10" x 7'11"

With a double glazed aluminium window to front, radiator, ceiling light, bulk head from the stairs.

Bathroom

With a refitted three piece white suite with low level w.c, vanity wash hand basin with matching drawers below and central mixer tap, P shaped panelled bath with Mira shower over with twin shower heads and rain shower, ceramic tiling to walls, vinyl floor, mirrored vanity cabinet, opaque aluminium double glazed window to rear and side, LED ceiling down lighters.

Rear Garden

Fully enclosed by perimeter fencing, laid to low maintenance patio and pathway with inset planted borders, modern plastic composite shed with twin doors to front, outside water butt and cold-water tap, there is a narrow side gravelled path leading to a brick arch and secure timber gate onto the front drive.

Front

To the front is tarmacadam driveway with parking for two/three cars, inset lawned fore garden and screening shrubbery planted borders.

Tenure

The property is freehold.

Services

All mains services are connected.
Mobile Coverage

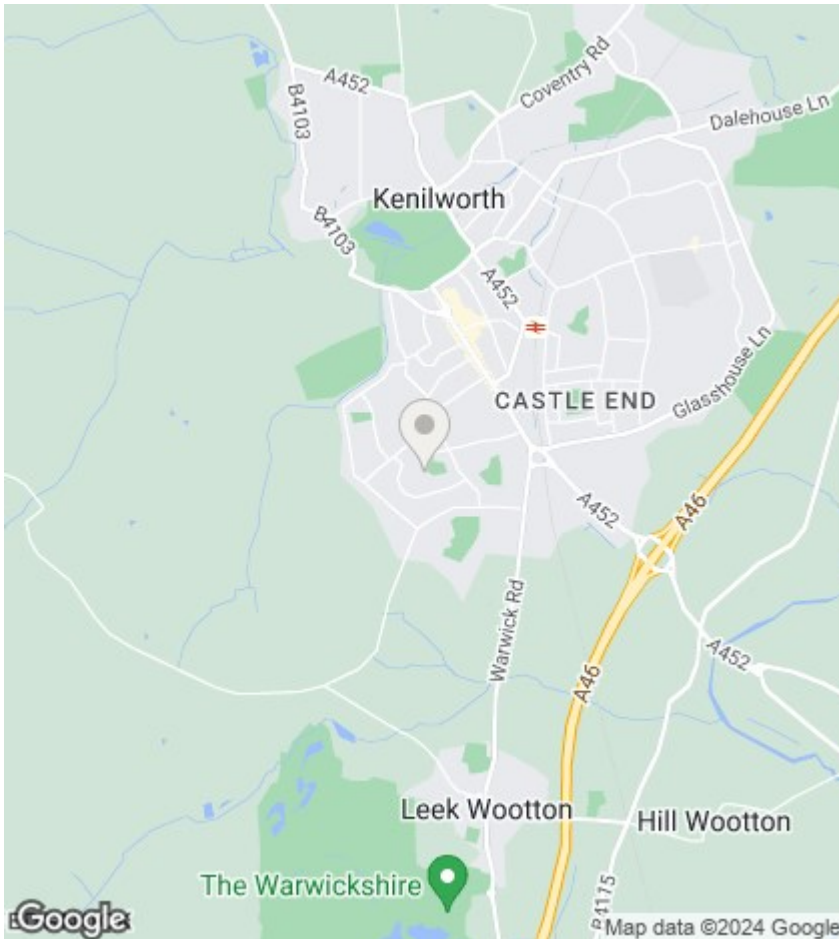
EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
50 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			79
(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. 53.3 sq. metres



First Floor
Approx. 42.9 sq. metres



Total area: approx. 96.2 sq. metres