



## Glendale Avenue, Kenilworth

Asking Price £299,950

- Three Bedroom End Of Terraced House
- Dining Kitchen
- Front Living Room
- Bathroom
- St Nicolas Junior School Catchment- Backs Onto Children's Play Area
- Open Porch, Reception Hall & Cloakroom W.C
- Energy Rating D - 65
- Three Bedrooms- Two Doubles
- Attractive Rear Garden
- Warwick District Council Tax Band C

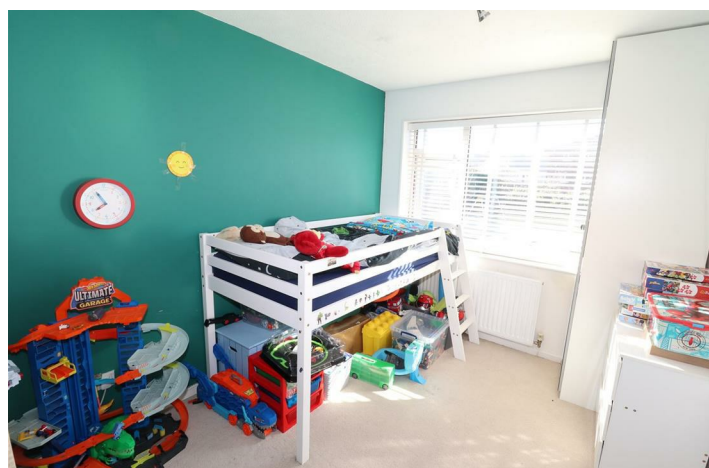
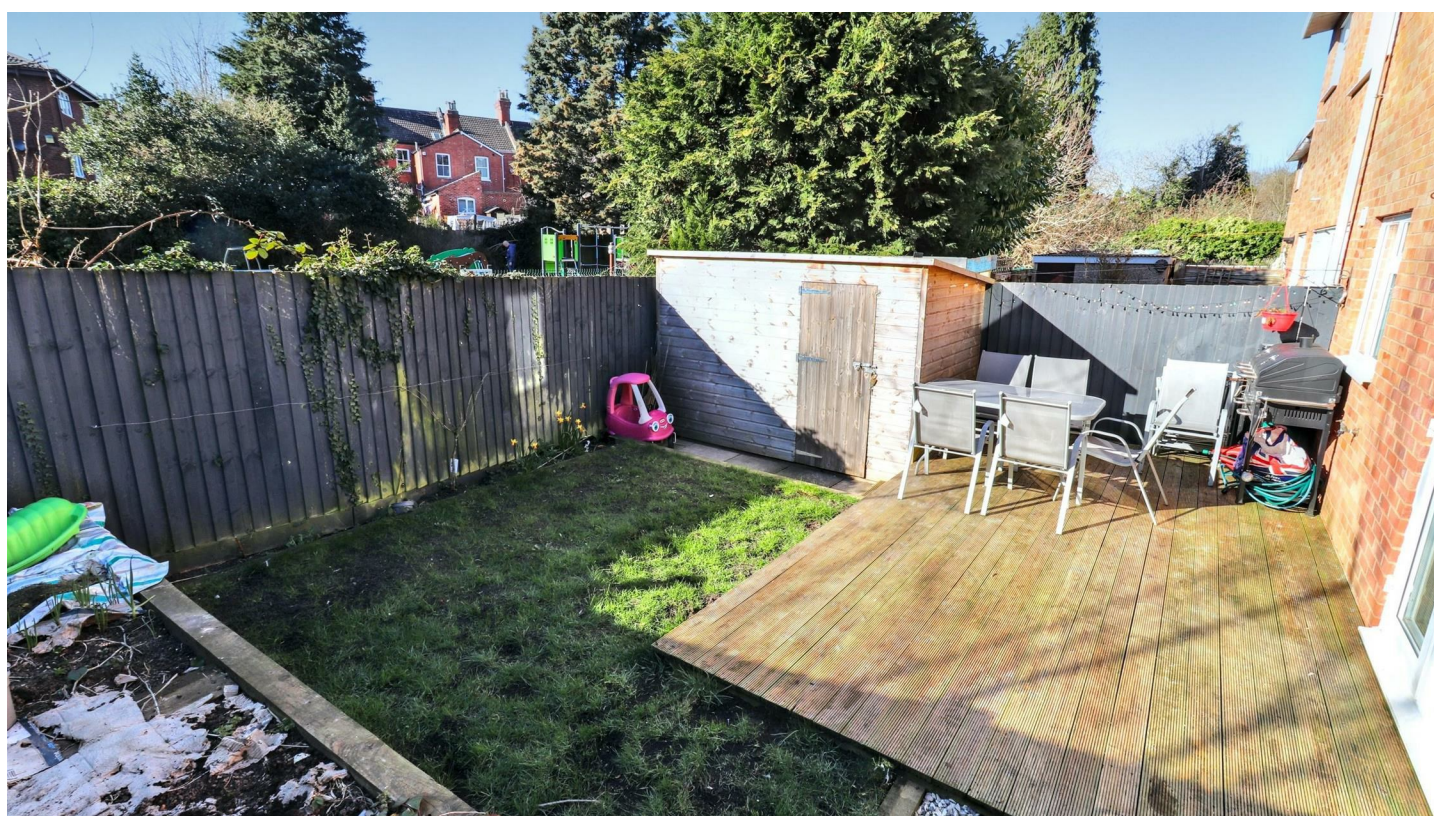


# Glendale Avenue, Kenilworth

A three bedroom end of terraced house located at the head of the cul de sac backing onto the newly refurbished Glendale Avenue child's play park. The gas centrally heated double glazed accommodation comprises, enclosed porch, reception hall, cloakroom, open plan dining kitchen with archway into the living room. The first floor offers three bedrooms, two of which are double, four piece family bathroom with separate shower, outside enclosed garden with decking and garden shed. The property is located in the St Nicholas school catchment and walking distance of the new Kenilworth secondary school and offers well planned family accommodation.



Council Tax Band: C



### Approach

Over a stepped pathway to a fully enclosed porch with full height double glazed opaque windows, ceramic tiling to floor, concealed electric meter cupboard, double glazed door into the

### Reception Hall

With wood laminate flooring, radiator coving, ceiling light, built in storage cupboard, gas meter, shelving, stairs rising to the first floor with further useful understairs storage cupboard with power and light and door to the

### Cloakroom W.C.

With a low level w.c, corner wall hung wash hand basin with tiling to splash back, laminate flooring, double glazed window to front, ceiling light, wall mounted modern 17th edition electric isolation unit.

### Open Plan Dining Kitchen

Kitchen area comprehensively fitted with a range of matching dark blue fronted base and wall units with marble effect rounded edge work surfaces and long brush copper handles, one and a half stainless steel sink with chrome mixer tap, integrated four ring Zanussi gas hob with double electric fan assisted oven with grill below, integrated under counter separate fridge, space and plumbing for washing machine, under pelmet lighting and cupboard lights, coving, LED down lighters, double glazed window to rear, engineered wood flooring opening onto the

### Dining Area

With space for large American style fridge freezer, radiator, wood laminate flooring, double glazed French doors onto the garden, space for dining or breakfast table, archway into the

### Living Room

With double glazed bow window to front, wood laminate flooring, t.v point, LED down lighters, coving.

### First Floor Landing

With matching banister rail and spindles, ceiling light, coving, access to insulated roof space, door to

### Double Bedroom One

With double glazed window to front, LED down lighters, built in wardrobes to one wall with hanging and shelving with sliding doors.

### Double Bedroom Two

With double glazed window to rear over looking newly refurbished Glendale Avenue play park, ceiling light, radiator.

### Bedroom Three

With double glazed window to front, ceiling light, radiator, built in over bulk head storage cupboard/wardrobe over the bulk head.

### Bathroom

With a four piece white suite with low level w.c, wall hung wash hand basin, panelled bath with central mixer, walk in shower cubicle with new Mira electric shower, built in airing cupboard housing the Potterton condensing boiler servicing the hot water and central heating, ceramic tiling to floor and walls.

### Front

o the front of the property is a low maintenance gravelled fore garden with brick walls and picket fence with a stepped pathway leading to the front door.

### Rear Garden

Fully enclosed by perimeter with timber shed, raised decking, raised vegetable bed with railway sleepers, useful enclosed side storage area, side access gate. The garden benefits from a westerly facing rear aspect.

### Tenure

The property is freehold.

### Services

all mains services re connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

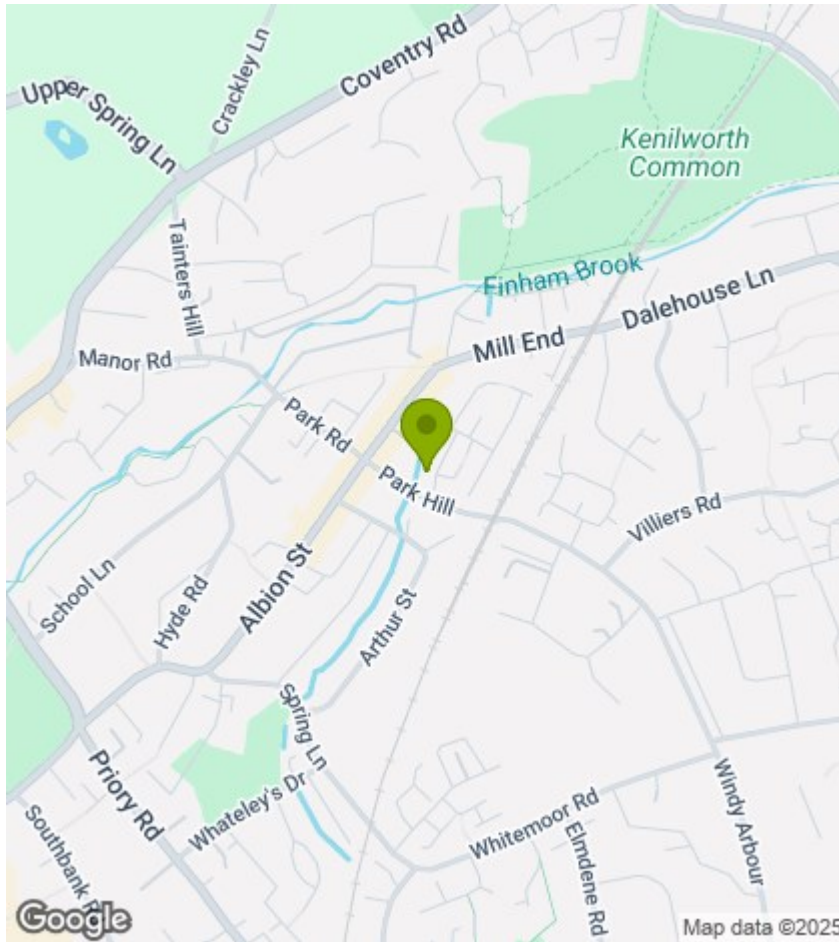
Basic  
23 Mbps  
Superfast  
62 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

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.

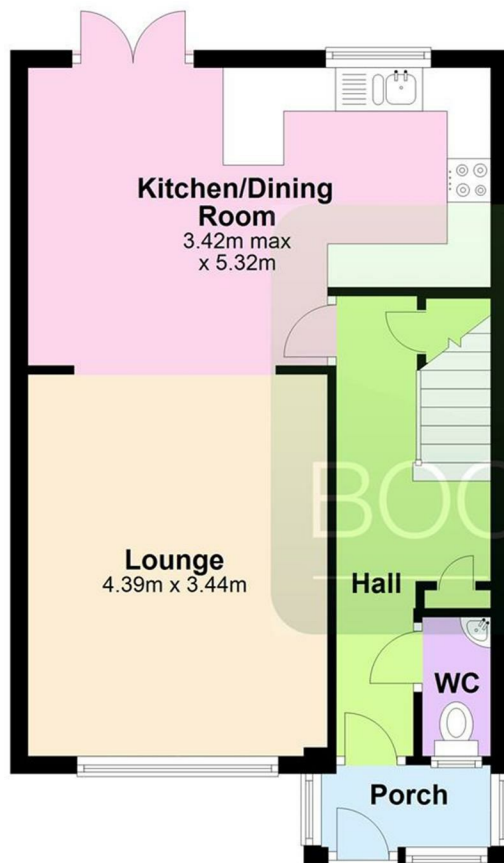
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

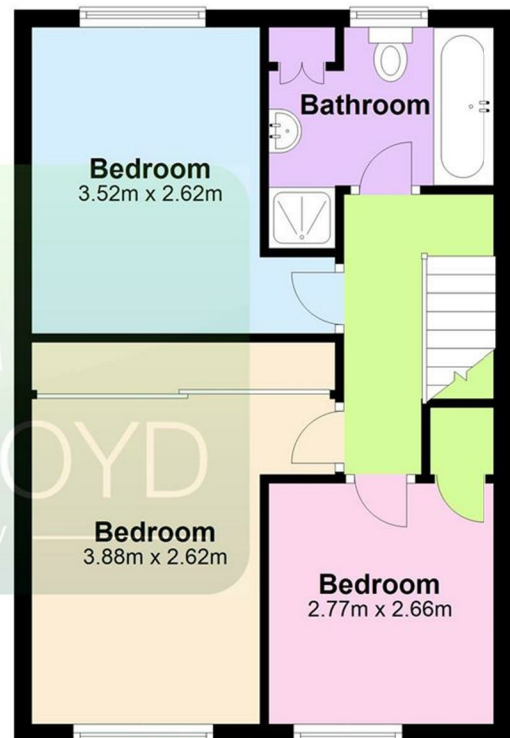
## Ground Floor

Approx. 44.1 sq. metres



## First Floor

Approx. 49.1 sq. metres



Total area: approx. 93.2 sq. metres