

Siddeley Avenue, Kenilworth

Offers In The Region Of £362,500

- Three Bedroom Semi Detached House
- Enclosed Porch & Hall
- Fitted Kitchen
- Three Bedrooms-Two Doubles
- Private Rear Garden Single Garage & Driveway Parking
- No Onward Chain With General Improvement Required
- Energy Rating C - 69
- Through Living/Dining Room
- Three Piece Bathroom
- Warwick District Council Tax Band D

Siddeley Avenue, Kenilworth

A superbly located, three-bedroom semi-detached house offered for sale with no chain and immediate vacant possession in need of general improvement within close walking proximity of Kenilworth town centre and set within excellent school catchments including Ofsted outstanding Clinton Primary School. The property comprises; enclosed porch, reception hallway, through living/dining room, fitted kitchen, first floor landing, three bedrooms (2 doubles), separate family bathroom, enclosed rear garden single garage, block paved driveway to front with lawned fore garden. The property benefits from gas fired central heating and double glazing.



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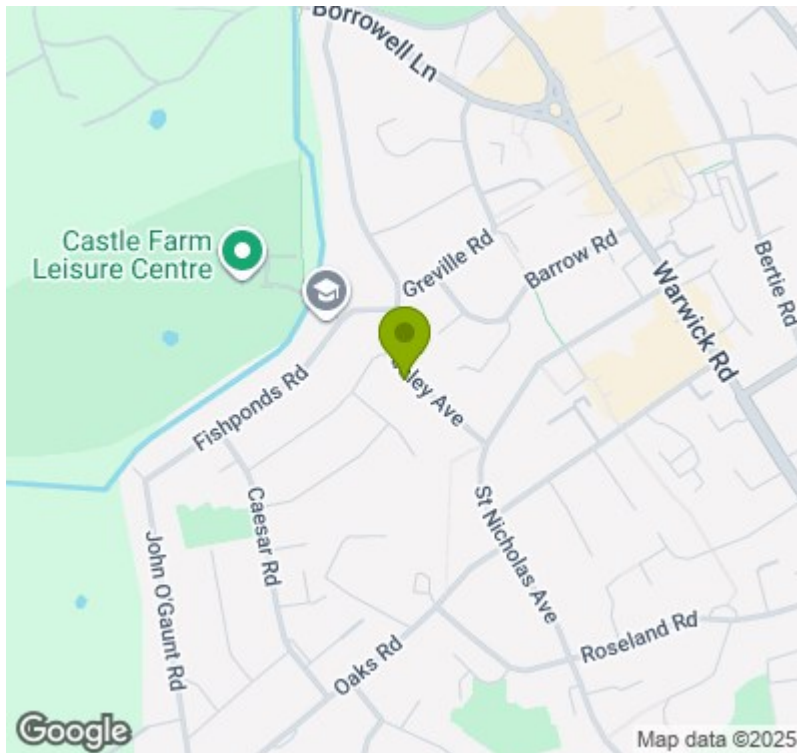


C

Council Tax Band: D



Approach Approached over a block paved driveway to an enclosed porch with internal panelled and opaque double-glazed front door with panelled insets leading into the	Bathroom Three-piece grey suite, low level w.c., pedestal wash and basin, panelled bath with Triton electric shower, radiator, opaque double-glazed window and airing cupboard with shelves.
Reception Hall With radiator, ceiling spot light, two double glazed windows to side, temperature control clock for the central heating, panelled door to under stairs storage cupboard housing the electric and gas meters and 18th edition electric isolation unit, panelled door through to the kitchen and door to	Rear Garden Fully enclosed by perimeter fencing, predominantly laid to lawn with full width block paved patio. To the side of the property there is a driveway with ample parking for 3 cars to the garage together with a timber gate.
Living/Dining Room With coving, range of ceiling downlighters, radiator, leaded double glazed window to front, wall mounted gas bar fire (disconnected). With quarry tiled hearth, inset brick and oak mantle	Garage With metal up and over door to front, glazed window, pedestrian door access to the garden.
Dining Area With ceiling down lights, coving, radiator, double glazed sliding patio doors to rear, servicing hatch to kitchen.	Front To the front of the property there is a lawned fore garden and screening hedging with a block paved driveway.
Kitchen Fitted with a range of matching matching wooden base and wall units with marble effect rounded edge work surfaces, single drainer white composite sink and chrome mixer tap, ceramic tiling to splash back, double glazed window to rear and door to side, space and plumbing for washing machine, slot in Hotpoint electric oven grill with hob, space for under counter fridge and freezer, ceiling strip light, extractor fan.	Tenure The property freehold.
First Floor Landing With opaque double glazed window to side, central light, access to insulated and boarded loft space with retractable ladder panelled doors leading off to	Services All mains’ services are connected; Mobile coverage EE Vodafone Three O2 Broadband Basic 18 Mbps Superfast 177 Mbps Ultrafast 1000 Mbps Satellite / Fibre TV Availability BT Sky Virgin
Double Bedroom One With radiator, ceiling light, leaded double glazed window to front, built in open fronted wardrobe recces with hanging rail and cupboard above.	Fixtiures And Fittings All fittings and fixtures as mentioned in our sales particulars are included; all others are expressly excluded.
Double Bedroom Two With central light, radiator, double glazed window to rear, built in double wardrobes with hanging rail and cupboard above.	
Bedroom Three With radiator, leaded double glazed window, coving, ceiling light.	




Viewings

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

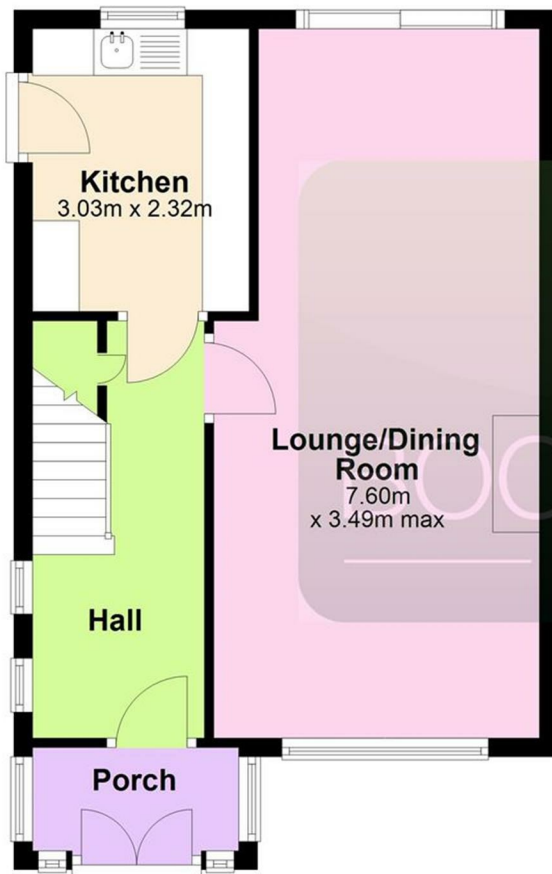
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

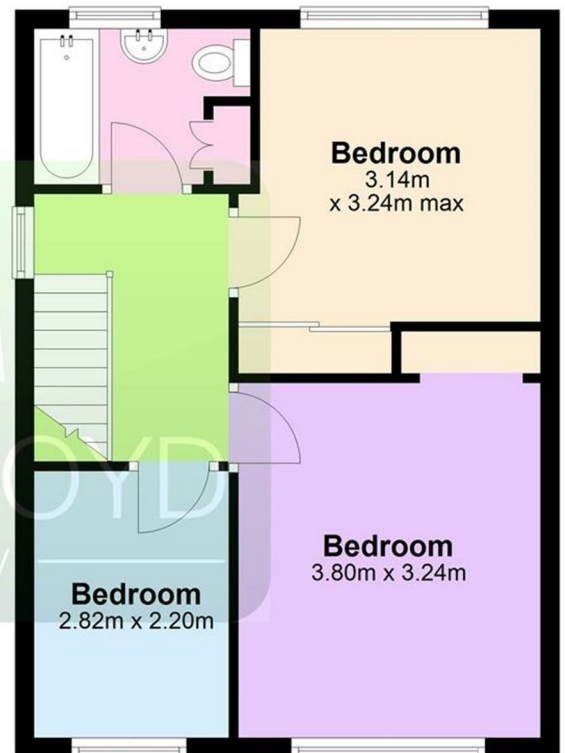
Ground Floor

Approx. 43.9 sq. metres



First Floor

Approx. 41.5 sq. metres



Total area: approx. 85.4 sq. metres