



Archer Road, Kenilworth, Warwickshire. Cv8 1DJ

Asking Price £400,000

- SOLD OFF MARKET
- Offered With No Onward Chain
- EPC Rating C - 69
- Rear Gardens With Greenhouse And Shed
- Double Glazing And Gas Central Heating
- Three Bedroom Bates Mansard Semi Detached
- Two Reception Rooms
- Generous Driveway And Detached Garage
- Three Well Proportioned Bedrooms
- Warwick District Council Tax Band D

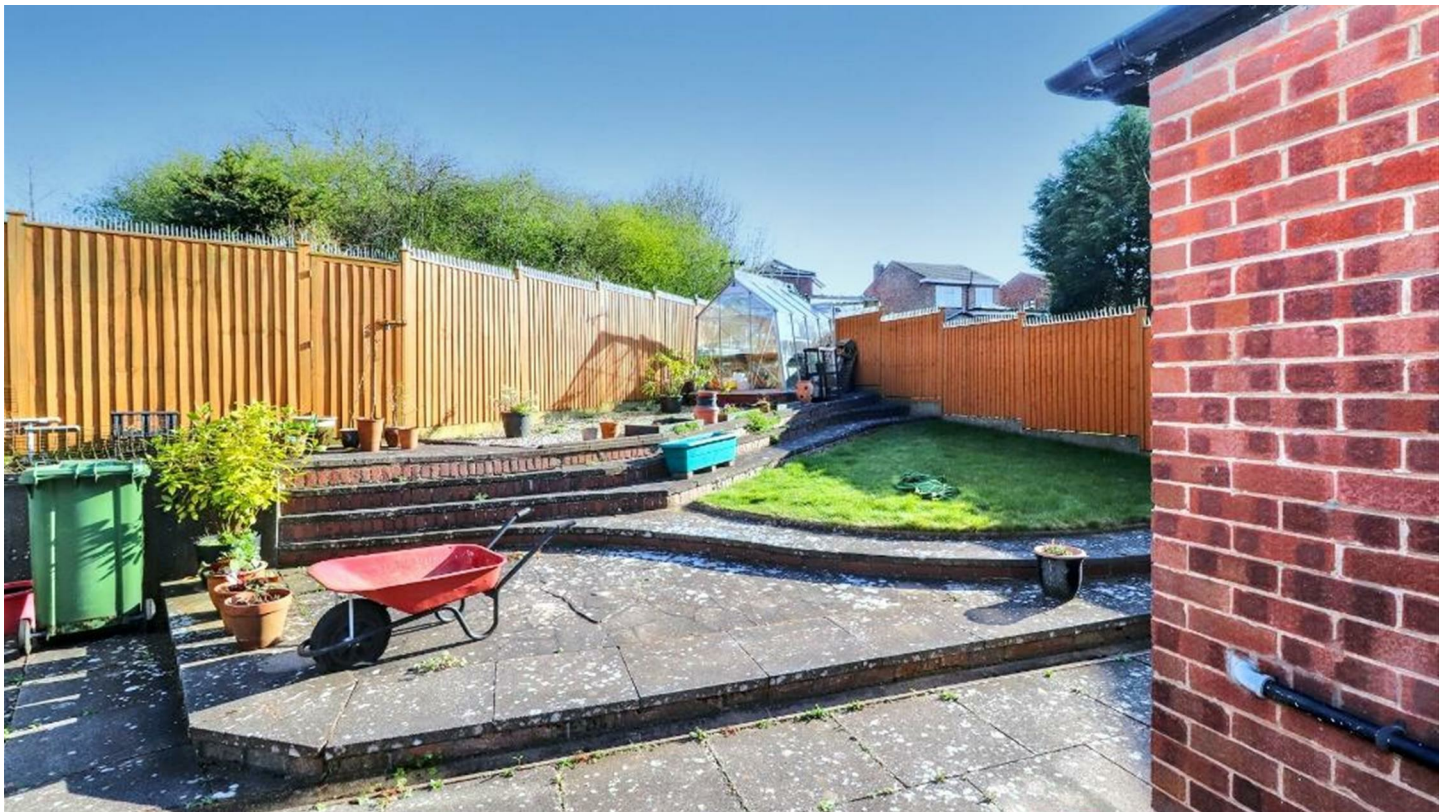
Archer Road, Kenilworth. CV8 1DJ

SOLD OFF MARKET

This three bedroom Bates built Mansard semi detached house is offered with no onward chain. Ideally located for the highly regarded Clinton School the house occupies an elevated position within the road and is set behind a generous driveway that leads to the detached garage and side covered access. You enter into the hallway with cloakroom/wc. There is a front lounge, dining room and fitted kitchen on the ground floor whilst on the first floor are three well proportioned bedrooms and a family bathroom. Benefitting gas central heating, double glazing and having a tiered rear garden. Viewing highly recommended.



Council Tax Band: D



Hallway

Entered through a composite door and having stairs that rise to the first floor, rad and window to the side. Doors lead off to

Cloakroom

With a close coupled wc, radiator and a frosted window to the fore.

Lounge

16'2" x 11'11"

Having a window to the fore, two radiators and a gas fire set on a stone hearth with matching display plinth. Double doors open into the dining room.

Dining Room

10'3" x 9'6"

Patio doors into the rear garden, radiator and door into the kitchen.

Kitchen

15'7" x 8'6" max

Fitted with a range of light oak effect units. The base units have a stone effect work surface with an inset sink unit with mixer taps, is set beneath the window to the rear and having tiled splashbacks. Plumbing for an automatic washing machine and space for a tumble dryer. Built in electric oven with extractor and space for an upright fridge freezer. Radiator, built in pantry and door to the side access.

Landing

With a window on the turn, airing cupboard with the Worcester Bosch boiler and doors off to

Bedroom One

15'0" x 11'3"

Window to the fore with radiator beneath and a built in cupboard.

Bedroom Two

10'2" x 11'3"

Window to the rear with radiator beneath and built-in wardrobe and top boxes.

Bedroom Three

10'11" x 6'11"

With a window to the fore with a radiator beneath and built in shelving.

Bathroom

Fitted with a coloured suite that comprises a panelled bath with an electric shower over, pedestal wash hand basin and a close coupled WC. Tiling to splashback's, frosted window to the rear and a heated towel rail.

Driveway

The tarmacadam driveway provides hardstanding for a number of vehicles and leads to the side garage and covered access. The property is entered through a recess porch and composite door.

Garage

The brick garage has twin doors and power and lighting provided.

Rear Garden

With double gated side access there could be additional car parking ifvrequired. There is a paved patio with steps that rise to the formal lawns. Bthegardenis enclose with featherboard fencing and there's a raised patio with greenhouse. There is also a generous shed behind the garage.

Services

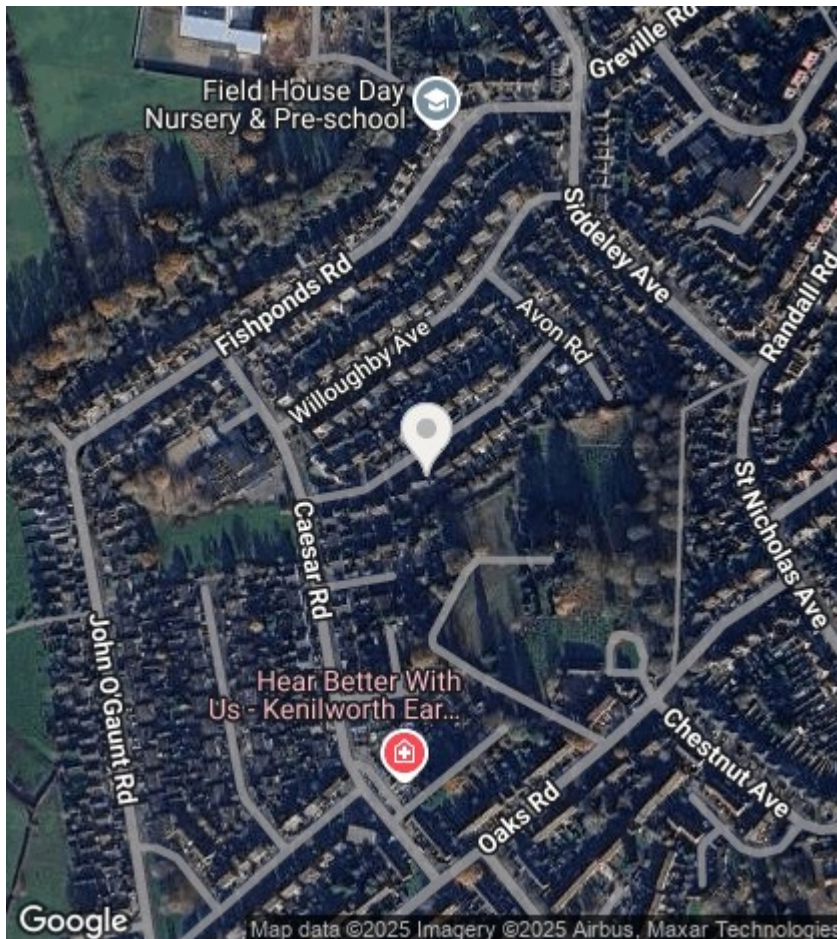
All mains services are connected.

Tenure

The property is Freehold

Fixtures And Fittings

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



Viewings

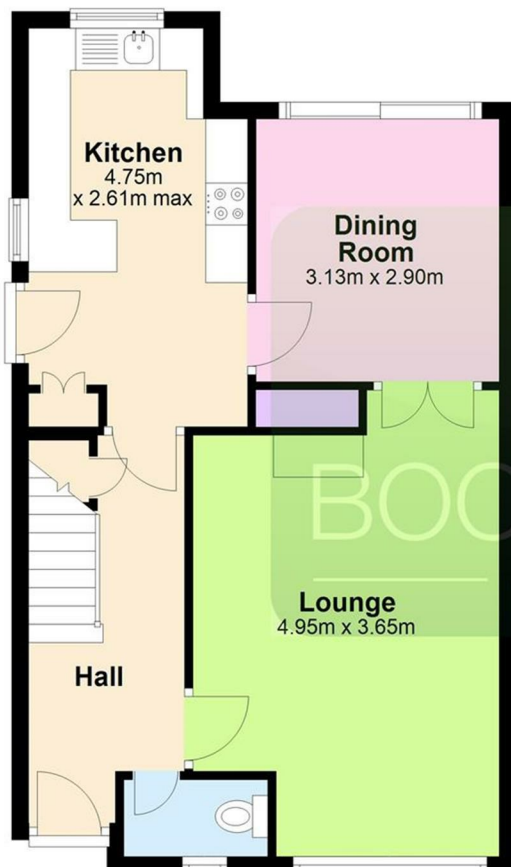
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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. 51.1 sq. metres



First Floor
Approx. 47.7 sq. metres

