



## Cherry Orchard, Kenilworth

### Offers In The Region Of £295,000

- Three bedroom Semi Detached House
- Through Living/Dining Room and Fitted Kitchen
- No Chain
- Four Piece Bathroom
- Private Rear Garden Backing Onto Cherry Orchard Recycling Centre
- Enclosed Porch
- Energy Rating D - 65
- Three Double Bedrooms
- Garage & Driveway Parking
- Warwick District Council Tax Band C



# Cherry Orchard, Kenilworth

A spacious three bedroomed semi detached house with the benefit of three good size bedrooms in need of some general refreshment throughout, driveway parking and private garden backing onto Cherry orchard recycling Centre and being within easy reach of the town Centre and Kenilworth railway station The property is immediately available with 'No Chain' Involved and benefits from gas central heating and double glazing throughout. there is a good size drive and integral single garage.



Council Tax Band: C



### Approach

Over a block paved driveway to a hardwood panelled and opaque glazed door into the

### Enclosed Porch

With opaque double glazed window to side, wall mounted electric isolation unit, ceiling light, panelled door to

### Lounge/ Dining Room

22'8" x 11'1"

With wood laminate flooring, coving, ceiling light, radiator, original Cherry Orchard brick fireplace with tiled hearth and gas point, opening to the

### Dining Area

With wood laminate flooring, coving, ceiling light, temperature control clock for the central heating, dog leg stairs rising to the first floor landing, double glazed French doors onto the patio, door opening to the

### Fitted Kitchen

7'3" x 9'0"

Fitted with a range of matching oak veneered fronted base and wall units with black marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, black ceramic tiles to splash back, integrated Hotpoint under counter fan assisted oven and grill with four ring stainless steel gas hob with illuminated extractor hood over, cupboard concealing the Intergas combination boiler servicing the hot water and central heating, space and plumbing for washing machine, space for large upright fridge freezer, double glazed window to rear, ceiling downlighters, wood laminate flooring.

### First Floor Landing

With matching white wood bannister rails and spindles, access to insulated roof space, smoke alarm, door to

### Double Bedroom One

13'5" x 9'9"

With double glazed window to front, ceiling light, radiator.

### Double Bedroom Two

9'2" x 9'9"

With double glazed window to rear, ceiling light, radiator.

### Double Bedroom Three

8'6" x 8'9"

With double glazed window to rear, radiator, ceiling light.

### Bathroom

With a four piece white suite with corner panelled bath, low level w.c., pedestal wash hand basin, corner shower enclosure with mains fed shower with chrome fittings and attachments, curved fitted shower doors, ceramic tiled floor and walls, opaque double glazed window to rear LED downlighters, heated white towel rail, extractor fan.

### Garage

Integral single garage with metal up and over door to front, power and light connected.

### Rear Garden

Fully enclosed by perimeter fencing, mainly laid to lawn with patio and side gated access to the front, outside tap and courtesy light, small decked patio sitting area to the top of the garden, the property backs onto Cherry Orchard recycling centre.

### Front

To the front of the property is a good sized block paved driveway with parking for three cars, and side pathway and gate to the garden

### Tenure

The property is Freehold.

### Services

All mains services are connected;

#### Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

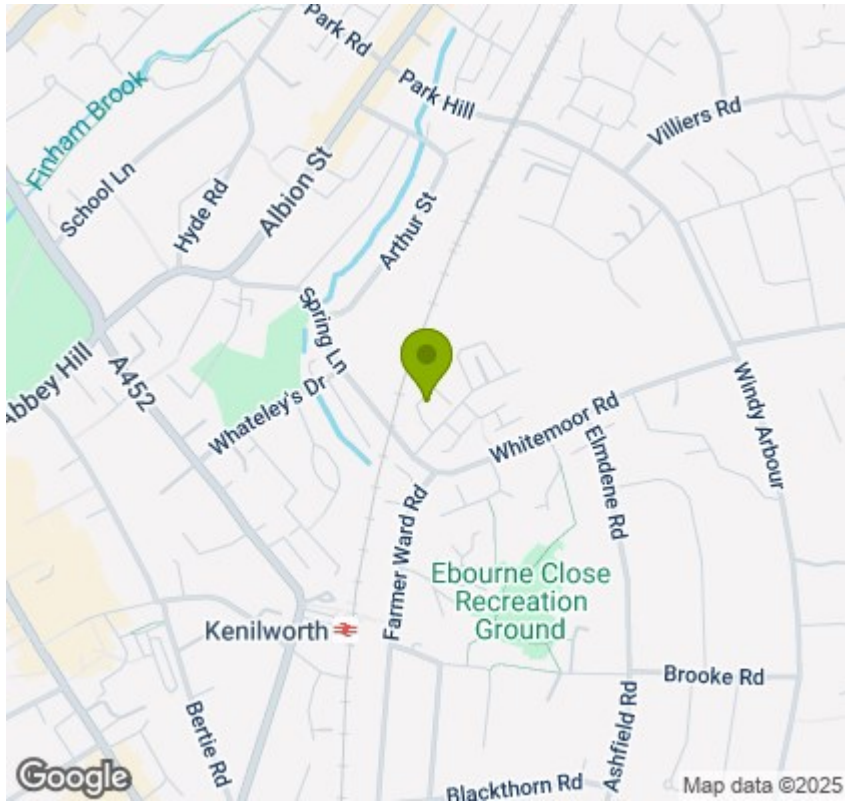
Basic  
13 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### Fixtures & Fittings

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





## Viewings

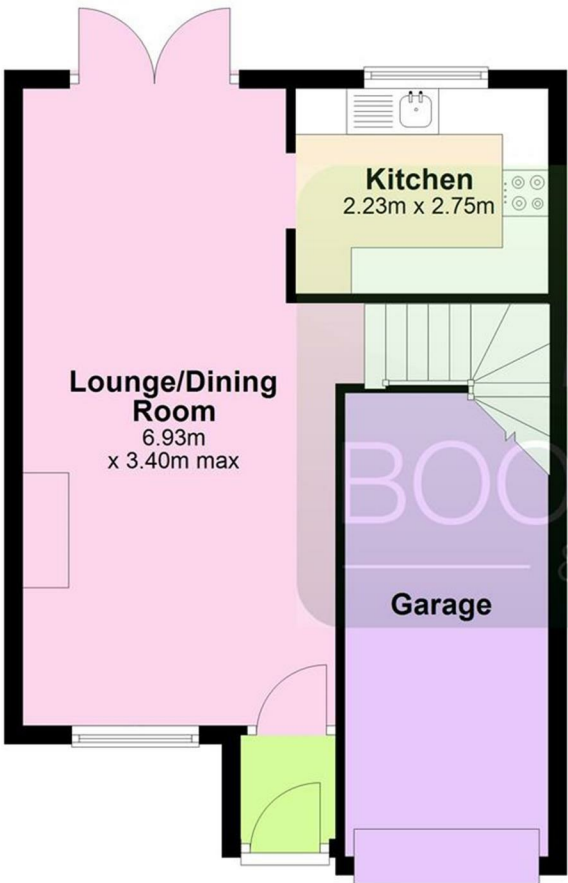
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Ground Floor

Approx. 44.2 sq. metres



## First Floor

Approx. 40.0 sq. metres



Total area: approx. 84.2 sq. metres