



## 29 Henry Street, Kenilworth, CV8 2HL

£1,350 PCM

- Three Bedroom Mid Terrace
- EPC Rating - D
- Modern Fitted Kitchen
- Attractive Rear Garden
- Close to Kenilworth Town Centre
- Through Lounge/Dining Room
- Gas Central Heating & Double Glazing
- Refitted Bathroom
- Council Tax Band - C
- Available Unfurnished NOW

## 29 Henry Street, CV8 2HL

A well presented three bedroom mid terraced house. Through lounge/dining room & a fitted kitchen with appliances and a family bathroom. On the first floor are three good bedrooms. Gas central heating & double glazing. Attractive gardens. Available Unfurnished Now.



3



1



1



D

Council Tax Band: C



## **The Property**

A beautifully presented and attractively modernised three bedroom terraced house with full gas central heating, PVCu double glazing and re-fitted kitchen and bathroom, presenting attractive accommodation comprising; through lounge/dining room with distinct lounge and dining areas, fitted kitchen with appliances, landing, Three good bedrooms, fully fitted bathroom with white suite and shower, rear garden with garden bar, on road parking. The property is available to let unfurnished NOW.

## **Lounge**

With front feature bay with roller blind, multiple power sockets, radiator, t.v. aerial point, central ceiling light and meter cupboard.

## **Dining Room**

With window overlooking rear garden, radiator, central ceiling light, wood affect laminate flooring, carpeted staircase rising to first floor with panel banister rail and further opening to

## **Refitted Kitchen**

With step down to wood affect laminate floor, grey flat panel base and wall units with brushed steel handles, inset stainless steel unit with mixer tap, straight edged work surfaces with inset four ring Beko electric hob with single electric fan oven and grill and illuminated extractor hood above, refrigerator and freezer, automatic washing machine, glazed uPVC door to outside, light fitment and door to

## **Family Bathroom**

Re-fitted white suite, panelled bath and mixer tap, mains fed shower over with shower screen, pedestal wash hand basin, low level w.c., wood laminate flooring, extractor, wall hung chrome towel rail/radiator, central light fitting and opaque glazed window.

## **Bedroom One**

With bay window to front with roller blind, neutral carpeting, chimney breast with painted feature inset original cast iron fireplace and storage cupboard.

## **Bedroom Two**

With neutral carpeting, radiator, uPVC double glazed window curtain rail and curtains.

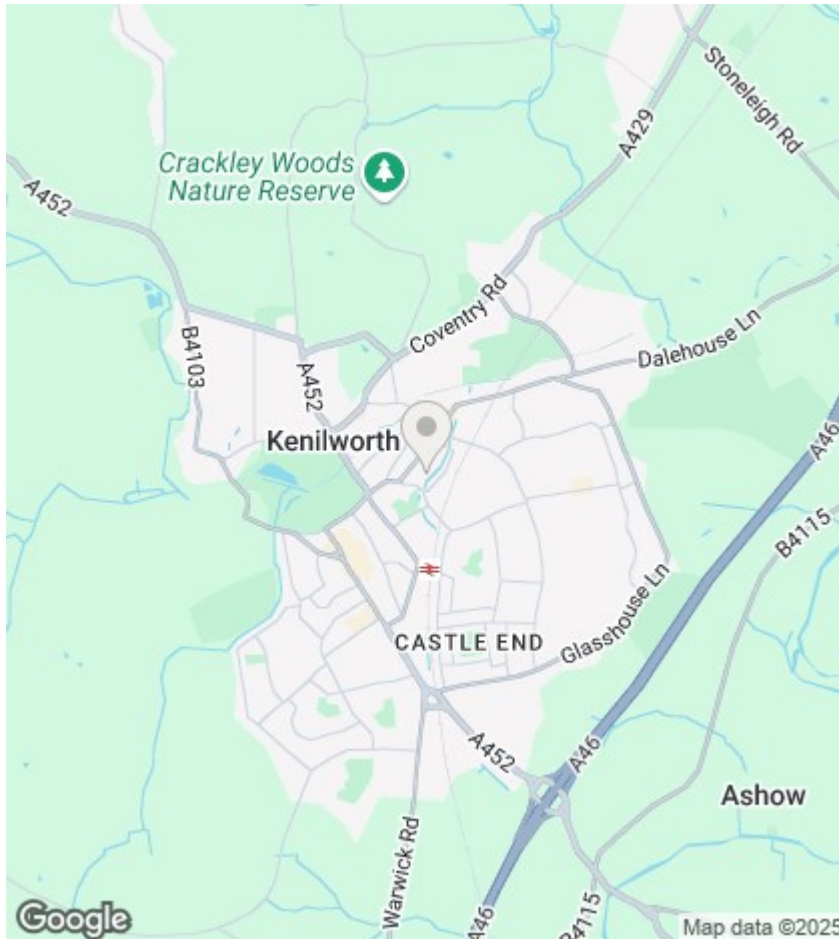
## **Bedroom Three**

With neutral carpeting, radiator, uPVC double glazed window curtain rail, curtains and central ceiling light.

## **Rear Garden**

To the rear of the property is a delightful garden with full width timber decking with timber garden bar, steps down to mainly laid to lawn garden with bedding either side and stone slab stepping stones to stone slab patio and small timber shed.





## Directions

## 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>		<b>85</b>
(69-80) <b>C</b>	<b>68</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		
England & Wales		EU Directive 2002/91/EC

