



Walkers Way, Kenilworth, Warwickshire. CV8 1RG

Asking Price £345,000

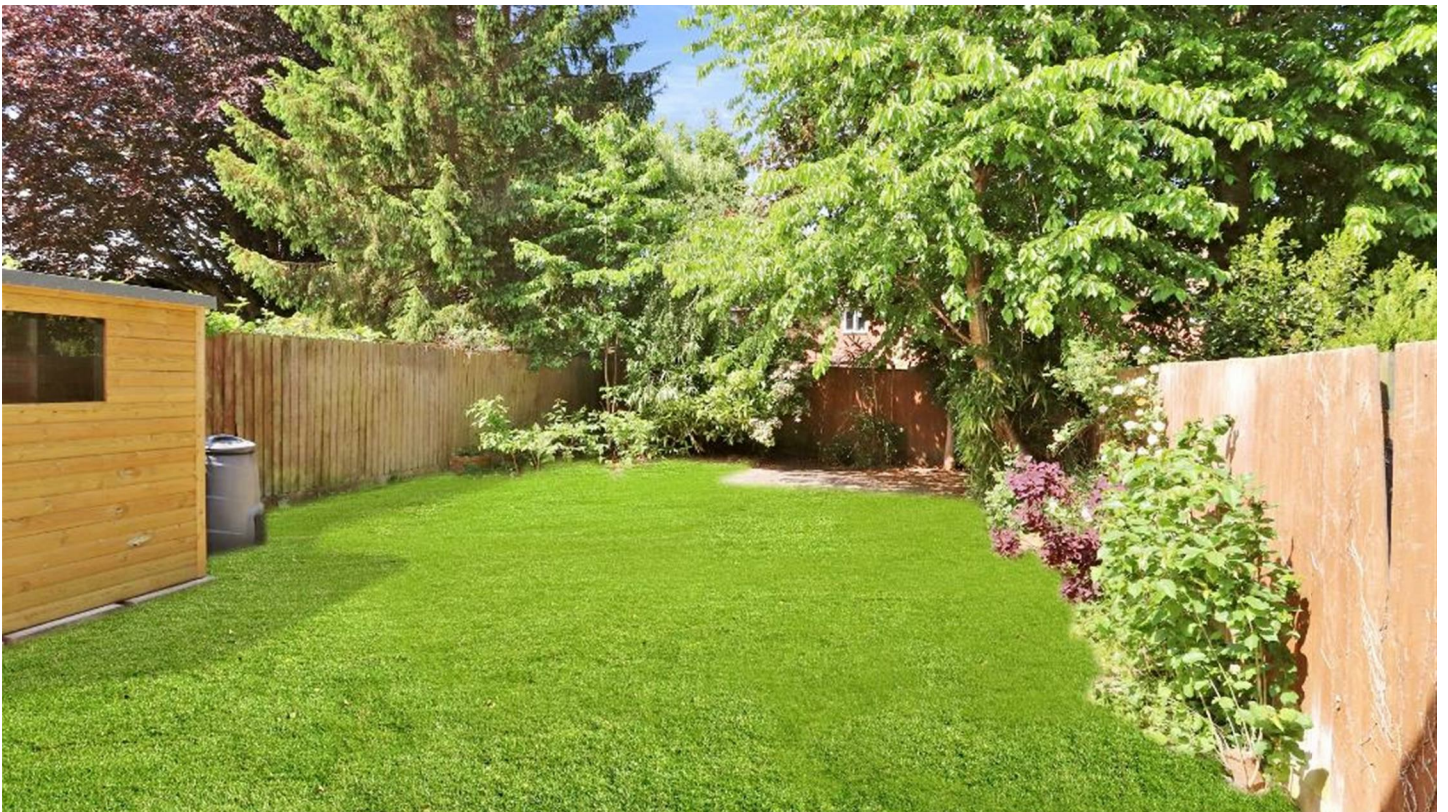
- Modern End Terraced Regency Style House
- Redecorated And Recarpeted Throughout
- Three Well Proportioned Bedrooms
- Allocated Parking To The Front
- Offered With No Onward Chain
- Two Reception Rooms And Fitted Kitchen
- EPC Rating C - 65
- Master En Suite And Family Bathroom
- Gas Central Heating And Double Glazing
- Warwick District Council Tax Band D

Walkers Way, Kenilworth. CV8 1RG

A modern three bedroom end of terraced offered for sale with no onward chain. This Regency style house is situated at the head of this attractive cul-de-sac and benefits parking to the front and is within the catchment of St Johns School. There is a vestibule hallway with a cloakroom/wc. The front lounge has a fireplace and bay window to the fore. From the lounge, you enter the inner hallway with store and stairs to the first floor. The rear dining room is open plan to the kitchen with hardwood fronted units and has space for a washing machine, dishwasher and fridge/ freezer. On the first floor are three well-proportioned bedrooms, a refitted family bathroom and an en suite shower room to the main bedroom. The rear garden is mainly laid to lawn and has side pedestrian access. Viewing is recommended to appreciate the presentation and situation of this home. The property also benefits from a full electrical upgrade in 2021, including a new consumer unit.



Council Tax Band: D



ENTRANCE

Feature pillared porch entry with panelled front door leading into:

ENTRANCE HALL

Fitted matting, radiator and doors off to:

CLOAKROOM W.C.

With a close coupled wc, wash hand basin with tiled splash back, radiator and an extractor fan.

LOUNGE

12'6" x 12'1"

Engineered wood flooring and a bay window to the fore. Two radiators and a marble fireplace with Adams style surround housing a living flame effect coal convection gas fire. Door leads into:

INNER HALL

With matching engineered wood flooring, storage cupboard, stairs rising to the first floor landing and a door into:

DINING ROOM

10'0" x 8'0"

Engineered wood flooring, radiator and French doors leading to outside patio and garden. An archway opens into:

FITTED KITCHEN

12'10" x 7'0"

Ceramic tiled flooring, hardwood faced panelled base and wall units with fitted drawers and pan drawers, glazed display cabinets, open shelving unit, rounded edge work surfaces.

There is a built in four burner gas hob with illuminated cooker filter above, double electric fan oven and grill beneath, space for dishwasher, washing machine and fridge/ freezer. Radiator, tiling to splash back areas, window overlooking rear garden, wall mounted gas fired central heating boiler and fitted time control clock, one and a half bowl single drainer stainless steel sink unit, four branch spot light fitting.

FIRST FLOOR LANDING

Built-in airing cupboard with lagged copper cylinder with fitted immersion heater, slatted shelving and doors off to:

BEDROOM 1

11'0" x 9'8"

Having built in wardrobe, window to the rear with a radiator beneath and a door into the en suite shower room

EN-SUITE SHOWER ROOM

4'4" x 9'1"

Fully tiled in travertine marble tiling, fitted vanity unit with freestanding wash hand basin with double cupboards below, mixer tap, low level w.c., large walk-in fully tiled shower cubicle with mains fed shower, chrome heated towel rail and an extractor fan.

BEDROOM 2

10'0" x 8'1"

Radiator and a window to the fore.

BEDROOM 3

7'1" x 6'10"

With a window to the fore and a radiator.

FAMILY BATHROOM

8'0" x 6'2"

The panelled bath has mixer tap and shower attachment, pedestal wash hand basin and a close coupled w.c., tiled flooring, ceramic tiling to splash areas, roller blind, extractor fan, radiator, shaver point, fitted wall mirror.

OUTSIDE

To the front of the property there is a designated car parking space. A pathway leads to the fully enclosed rear garden.

REAR GARDEN

With paved pathway and patio, lawns, flower beds and borders, fully enclosed by 6' panel fencing and outside tap.

SERVICES

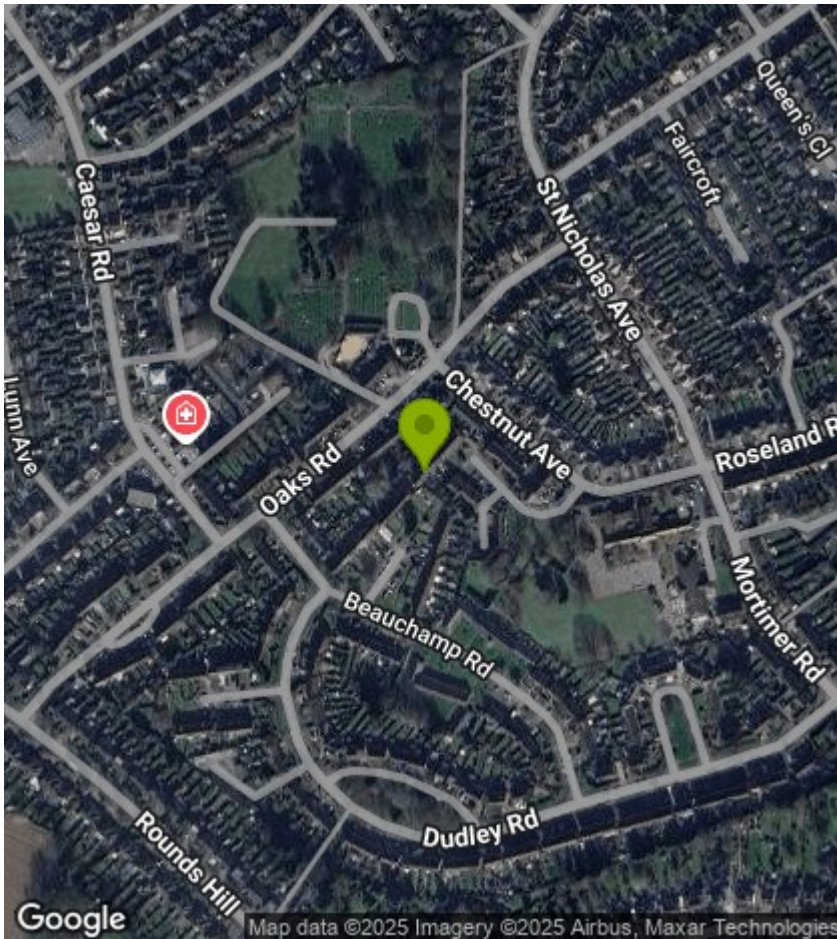
All mains services provided.

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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(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 