



## Farmer Ward Road, Kenilworth

Offers Around £375,000

- Three Bedroom 1960s Semi Detached House
- Living & Separate Dining Room
- Galley Kitchen, Rear Lobby Store & W.C.
- Bathroom with Shower
- Driveway Parking for 4 Cars & Single Garage
- Enclosed Porch & Reception Hall
- Energy Rating D - 62
- Three Bedrooms-Two Doubles
- Attractive Established Rear & Front Gardens
- Warwick District Council Tax Band D

# Farmer Ward Road, Kenilworth, CV8 2DL

This attractive three-bedroom semi-detached house from the 1960s is located on a popular residential road and is within walking distance of the town. It falls within the catchment areas for Thorns/Park Hill and Kenilworth Schools and is close to Bates Memorial Park, the railway station, and the Town Centre. The property features modern gas central heating and double glazing throughout.

The accommodation includes an enclosed porch, a spacious hall, a lounge with a separate dining room, a fitted kitchen, and a rear lobby with a w.c. and storage space. There are three bedrooms (two of which are doubles) and a family bathroom. Outside, there is a block-paved front driveway leading to a single garage, providing ample parking for four cars, as well as an attractive fore garden and established rear gardens that are well laid out and maintained.



Council Tax Band: D



## Approach/Enclosed Porch

Upvc double glazed porch, multi-paned glazed front door, inner door with side screen, quarry tiled floor into the

## Hall

Radiator, karndean flooring, staircase rising to first floor, under stairs storage cupboard housing the electric and gas meters, door to

## Lounge

11'11" x 6'11"

With bow window to front, ceiling light, radiator, Dimplex electric stove with granite hearth, coving, internal double doors with matching frosted glazed insets into the

## Dining Room

11'6" x 10'6"

With a double-glazed door, leading to the garden, a ceiling light and a door to the hall.

## Kitchen

12'1" x 6'11"

Galley Kitchen fitted with a range of white wood grain matching base and wall units with marble effect rounded edge work surfaces with Leisure one and half bowl granite composite sink with chrome mixer tap, space and plumbing for washing machine, space for large upright fridge freezer, Zanuzzi double electric oven and grill with ceramic hob included in the sale, Kardean flooring, ceiling light and window to side, recess with wall mounted Baxi 800 combination boiler servicing the hot water and central heating installed 2022, radiator, paneled door to rear Lobby.

## W.C.

With low-level w.c., window, ceiling light.

## Store Cupboard

Former coal store with central ceiling light, double glazed back door into the rear garden.

## First Floor Landing

With ceiling light, window to side, access to insulated and fully boarded loft space with power and light and useful eaves storage and shelving with a window , ideal for occasional use with retractable aluminium ladder.

## Bedroom One

12' x 10'9"

Window to front, radiator, built-in wardrobes, radiator and central ceiling light.

## Bedroom Two

11'6" x 10'9"

With window to rear, radiator, ceiling light, built-in former airing cupboard offering useful storage.

## Bedroom Three

9'1" x 6'9"

With a window to front, ceiling light, radiator, wall wall-mounted shelving

## Bathroom

With a three-piece champagne coloured suite with low-level w.c, pedestal wash hand basin, panelled bath with mains fed Mira shower over, fitted bath seat aid, radiator, vinyl floor, window to side, ceiling light, electric bar heater.

## Rear Garden

Fully enclosed by perimeter fencing with a side timber gate, established borders with a range of shrubs and plants with fruit trees and rear shrubs screening, the garden is predominantly laid to lawn with a concrete pathway.

## Single Garage

Adjoined garage with pitched tiled roof with wooden barn doors to front with power and light, rear window.

## Front

To the front and side of the property is a block paved driveway with parking for three or four cars, an inset lawn garden, a low-level wall and established shrubs and small trees.

## Tenure

The property is freehold.

## Services

All mains services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
15 Mbps  
Superfast  
260 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>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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 	

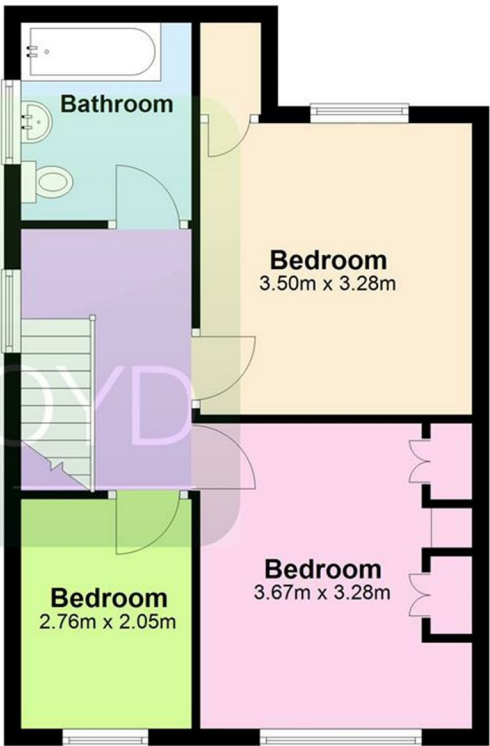
## Ground Floor

Approx. 48.6 sq. metres



## First Floor

Approx. 42.9 sq. metres



Total area: approx. 91.6 sq. metres