



Hyde Road, Kenilworth

Offers In The Region Of £385,000

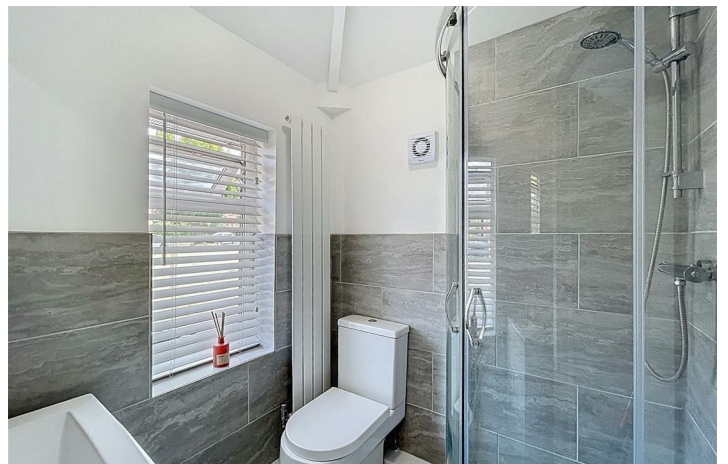
- Remodeled & Extended Three Bedroom End Terraced House
- Reception Hall
- Large Open Plan Dining Kitchen
- Three Double Bedooms
- Large Garden With Attractive tiered Porcelain Patio & Lawn Beyond
- Established Kenilworth Location Close To The Abbey Fields
- Energy Rating C - 75
- Utility & Cloakroom W.C
- Bathroom & Ensuite
- Warwick District Council Tax Band C

37 Hyde Road, Kenilworth CV8 2PB

An attractively presented and well situated spacious extended remodeled and beautifully presented Three bedroom end-terraced house. Situated within walking distance of the Town centre with its full range of facilities and amenities and the abbey fields comprises: reception hall, attractive lounge with fireplace alcove, separate extended family dining/breakfast kitchen with cloakroom w.c off, three good sized bedrooms all with fitted wardrobes, refitted bathroom with showers and en suite off bedroom 1. Car parking to the front for two cars, delightful rear garden with tiered porcelain patios, with side access and large timber storage shed. The property benefits from full double glazing, gas fired central heating and is located in the St Nicolas primary school catchment. Internal viewing is essential.



Council Tax Band: C



Approach

Over a new tarmac and block edged driveway with canopy porch, outside light and composite front door into the:

Reception Hall

With a vertical radiator, laminate floor, wall-mounted 18th edition metal electric isolation unit, LED downlighter, stairs rising to the first floor and door to:

Lounge

14'6" x 11'6"

With a window to the front, radiator, wood laminate flooring, alcove in the chimney breast, LED downlighters, t.v point and door to the:

Kitchen

8'11" x 16'6"

Kitchen area comprehensively fitted with a range of matching white high gloss handleless base and wall units with quartz effect work surfaces with a one and a half bowl stainless steel sink with chrome retractable mixer tap. Brick bond style ceramic tiles to splashback, integrated appliances to include fan-assisted electric oven with grill and four ring induction hob with illuminated stainless steel extractor hood above. Further appliances include an integrated dishwasher, washing machine, tumble dryer and fridge freezer. Two windows to the side, wall-mounted Potterton Promax combi boiler servicing the hot water and central heating, LED downlighters and opening to the

Dining/Family Area

9'6" x 15'2"

With wood laminate flooring and space for a dining table. Additional space for sofas with LED downlighting and three-leaf grey bi-folding aluminium doors onto the decked step and patio.

W.C.

With a low level w.c, corner vanity unit with cupboard below and tiled splashback.

First floor Landing

With chrome rail, window to side, radiator, LED downlighters, access to insulated and boarded loft space with a retractable ladder. Doors to the bedrooms and bathroom.

Double Bedroom One

11'1" x 11'10"

With a window to the front, built-in wardrobes with hanging and shelving with built-in drawers and shelving to one side. A door leads to:

Ensuite

With a three piece white suite with low level w.c, vanity wash hand basin with cupboard below and central mixer tap, corner shower enclosure with mains fed shower with chrome fittings and attachments, porcelain tiling to walls and floor,

vertical radiator, double glazed window to front, mirrored vanity cabinet.

Double Bedroom Two

10'5" x 8'9"

With a window to the rear, radiator, built-in wardrobe to one wall with hanging and shelving with fitted drawers.

Bedroom Three

8'6" x 9'7"

With a window to, radiator, ceiling light, built-in wardrobes to one wall with hanging and shelving with fitted drawers and desk.

Bathroom

With a three-piece white suite and w.c. Panelled bath with central chrome mixer tap and mains-fed shower with chrome attachments, vanity wash hand basin with cupboard below and central mixer tap with mirrored vanity cabinet. Porcelain tiles to walls and floor, extractor fan, ceiling light, opaque double glazed window to side, heated chrome towel rail.

Rear Garden

Landscaping to two levels with 20mm porcelain tiles with timber rails and balustrades, fully enclosed by perimeter fencing mainly laid to lawns with a useful large storage shed and side gated access to the front.

Tenure

The property is freehold

Services

All mains services are connected;
Mobile coverage

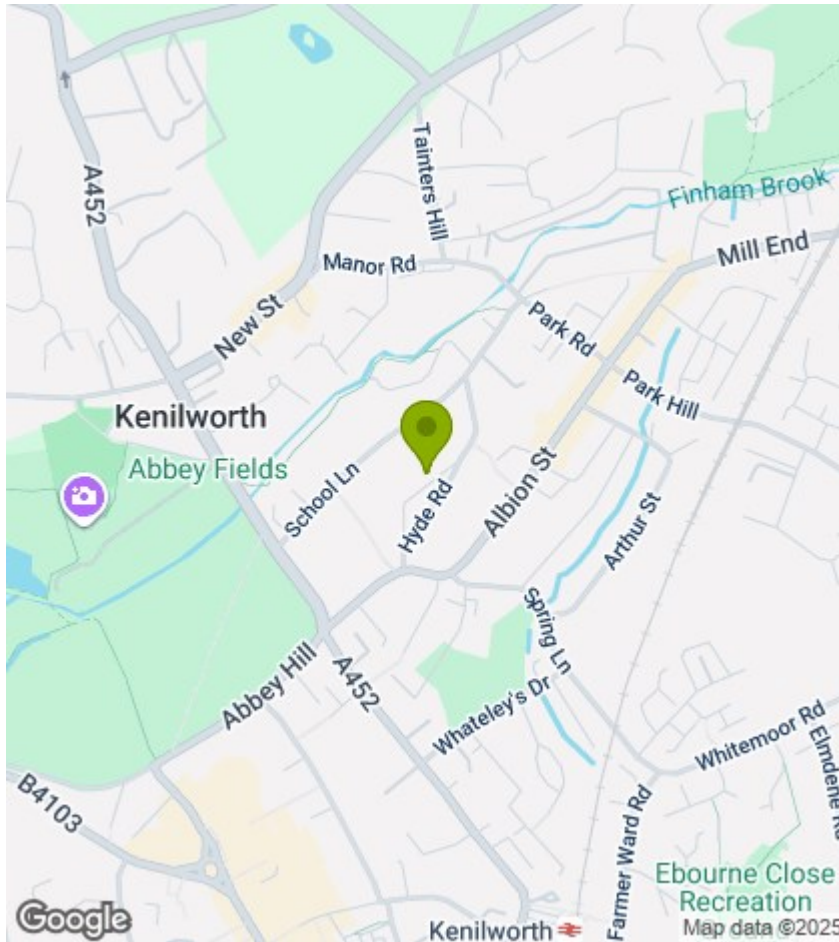
EE
Vodafone
Three
O2
Broadband

Basic
10 Mbps
Superfast
243 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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. 50.5 sq. metres



First Floor

Approx. 44.5 sq. metres



Total area: approx. 95.0 sq. metres