

Bridge Street, Kenilworth

Offers Over £375,000

- Three/Four Bedroom Character Grade 2 Listed Formally Two Cottages
- Views Across The Abbey Fields With The Advantage Of Driveway Parking
- Living Room and Utility Room
- First Floor Living Room
- Family Bathroom
- No Onward chain
- Energy Rating D - 65
- Dining Kitchen Lobby & W.C
- Three Further Double Bedrooms One with Ensuite
- Warwick District Council Tax Band E

14-16 Bridge Street, Kenilworth CV8 1BP

A charming Grade II Listed Period three/four bedroom property, formerly two cottages, located within Kenilworth's conservation area with many character features including exposed beams and situated in one of Kenilworth's most sought-after residential positions. There is a delightful front garden overlooking the Abbey fields. There is also the unusual benefit of private driveway parking. The property comprises, canopy entrance, front living room, dining kitchen, side lobby with cloakroom w.c, on the first floor, there is a first floor living room/bedroom, another bedroom and bathroom, and on the second floor, two further double bedrooms approached over separate staircases, one with an ensuite shower room. The property is offered for sale with no onward chain.



Council Tax Band: E



Approach

Through a picket fence and gate to a lawned fore garden with established planted borders with a variety of screening shrubs and plants with perimeter fencing, stepping stones and block paved pathway to a feature timber and tiled pitch storm porch, hardwood door into the

Lounge

16'0" x 13'2"

With exposed beams, multi-paned bow window to front and rear, wood laminate floor, radiator, t.v point, door to lobby and door to

Dining Room/ Kitchen

16'0" x 12'10"

White, wooden base and wall units with marble-effect rounded-edge work surfaces. one and a half bowl granite composite sink unit with mixer tap, integrated four-ring stainless steel gas hob, dishwasher and Beko washing machine. Fridge freezer, ceiling beams, window to rear, ceramic tiling to floor, partition wall with space for breakfast or dining table, radiator, door to front and multi-paned bow window to front.

Utility Area

9'10" x 7'1"

With a wooden door to the front and a window, inset matting, wood laminate flooring, wall-mounted, newly fitted Worcester condensing boiler servicing the hot water and central heating, access to roof void, radiator and door to

W.C.

With a low level w.c, wash hand basin with tiled splashback, radiator, ceiling light, extractor fan and with ceramic tiling to floor.

First Floor Landing

Off the kitchen, steep stairs to a first-floor landing with wood laminate flooring, wall light, window to rear, stairs to second floor and door to

First Floor Living Room Or Bedroom

15'9" x 12'10"

With double glazed window overlooking the Abbey Fields to the front, feature living flame effect coal gas fire with marble composite inset and hearth with wooden mantle and surround, wood laminate flooring, radiator, shelves, double glazed window to the rear, stairs to top floor bedroom.

Bedroom

9'3" x 13'1"

With a window overlooking the Abbey Fields, wood laminate flooring, two wall lights and a built-in wardrobe.

Bathroom

With a three-piece white suite with low-level w.c, pedestal wash hand basin, panelled bath with mains fed shower over

with bi-folding shower screen, ceramic tiling to splashback, radiator, opaque window to side, ceramic tiles to floor and LED lighting.

Second Floor Main Bedroom

16'0" x 13'2"

Two windows with views over the Abbey Fields, smoke alarm, access to roof void and a door to the

Ensuite

With a three piece white suite with low level w.c, pedestal wash hand basin, corner shower enclosure with mains fed shower with chrome fittings, ceramic tiling to floor and walls, extractor fan, radiator, ceiling light.

Second Floor Bedroom

16'0" x 12'11"

Off the first floor living room with built-in wardrobes, radiator, windows to front and rear.

Parking

Private tarmannden driveway parking for 1 car

Tenure

The property is freehold

Services

all main services are connected;
Mobile coverage

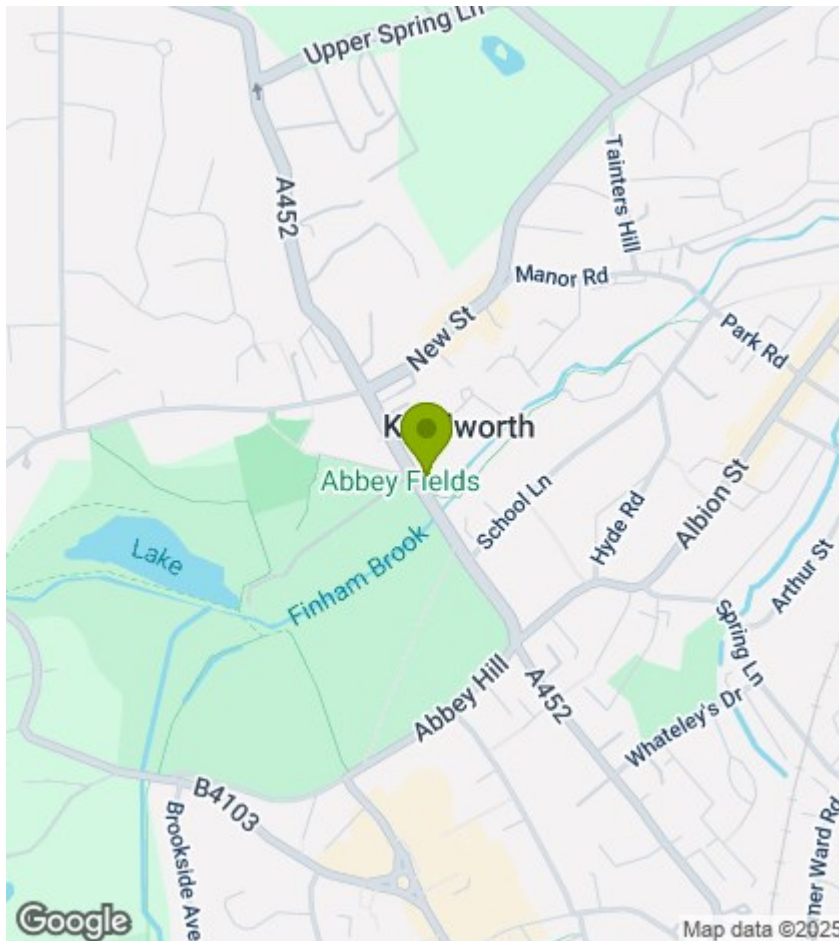
EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

All fittings and fixtures 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.

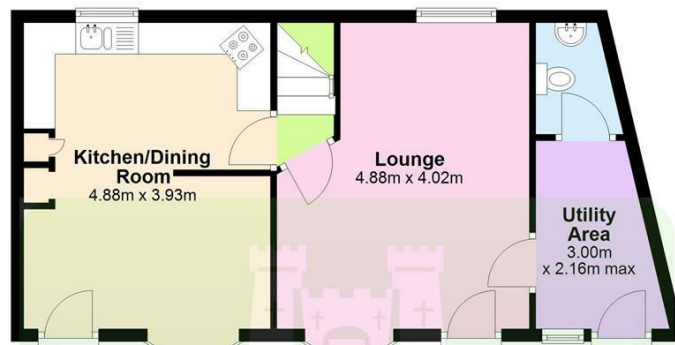
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(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. 47.7 sq. metres



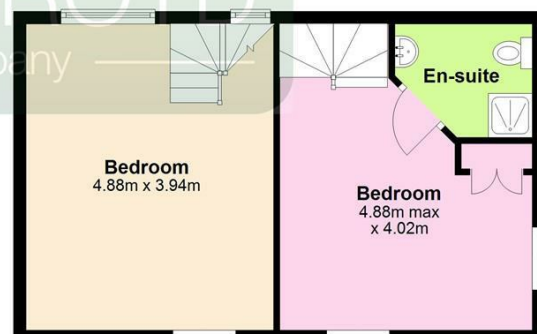
First Floor

Approx. 38.8 sq. metres



Second Floor

Approx. 39.3 sq. metres



Total area: approx. 125.9 sq. metres