



Hyde Road, Kenilworth

Offers Over £315,000

- Three Bedroom 1920s Terraced House
- Refitted Breakfast/Dining Kitchen
- Quiet and Tree Lined Rear Garden with far reaching views
- No Chain
- Close To The Abbey Fields & St Nicholas Junior School Catchment
- New Roof, Electrics & Boiler
- Energy Rating D - 58
- Three Good Bedrooms
- Living Room with Feature Fireplace
- Warwick District Council Tax Band C

23 Hyde Road, Kenilworth CV8 2PB

OPEN DAY - Saturday 12th July 10.00am-12.00pm, please call to book your appointment slot.

A beautifully presented three-bedroom, 1920s mid-terraced house overlooks a public green and is just minutes from Kenilworth Town Centre and The Abbey Fields. It features a new roof, double-glazed windows, and a spacious reception hallway. The lounge has dual-aspect windows and a wood-burning stove, while the refitted breakfast/dining kitchen includes a bespoke utility/pantry cupboard.

Upstairs, you'll find three well-proportioned bedrooms and a modern bathroom with a thermostatically controlled shower and full-height porcelain tiling. The fore garden is block-paved with side access to the large rear garden, which boasts a new patio and a pathway to formal lawns. With modern electrics and a new boiler, this property is offered for sale with no chain, making viewing essential.



Council Tax Band: C



Approach

Across a block-paved front garden.

Reception Hall

With a radiator, a dog-leg staircase rises to the first floor landing, featuring a window at the turn, an understairs storage cupboard, and attractive wooden spindles, with doors leading into

Lounge

16'5" x 11'10"

With twin-aspect windows and radiators underneath, a wood-burning stove serves as a focal point on a slate tiled hearth.

Refitted Breakfast Dining Kitchen

9'10" x 13'6"

The kitchen was thoroughly refitted in 2022, featuring light grey base and wall units with a wood grain finish, solid oak work surfaces, and a concealed illuminated extractor hood. It includes a fan-assisted oven and grill, a four-ring induction hob, an integrated dishwasher, and a stainless steel sink with a chrome mixer tap, all complemented by Italian porcelain tiling. Additional features are LED downlighters, engineered wood flooring, space for a breakfast/dining table, a radiator, a new double-glazed window and door to the rear, and a built-in utility cupboard with shelving and plumbing for a washing machine. There is also space for a large upright fridge freezer.

First Floor Landing

With access to insulated and boarded loft space.

Bedroom One

9'6" x 12'11"

There is a window at the rear, benefitting from far-reaching views, with a radiator below, and an original cast iron fireplace with a grate.

Bedroom Two

9'6" x 11'11"

There is a window at the rear with a radiator underneath. A new built-in mirror-fronted wardrobe which also houses the 2021 Worcester Bosch combination boiler, along with an original cast iron fireplace.

Bedroom Three

6'8" x 11'11"

With a window to the front, overlooking green space and a radiator.

Bathroom

Equipped with a white suite that includes a panelled bath with a thermostatic shower over it, a close-coupled WC, and a vanity wash hand basin with a mirror above.

Rear Garden

A large new paved patio, completed in April 2024, is situated directly off the property and features a railway sleeper retaining wall. The garden extends approximately 90 feet and includes steps that lead down to the terraced lawns. The boundaries are marked by panel fencing, mature conifer hedging and trees. At the bottom of the garden, there is a timber shed, and the property is not overlooked from the rear.

Front

The front features a block-paved garden leading to the entrance, with side access to the rear.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

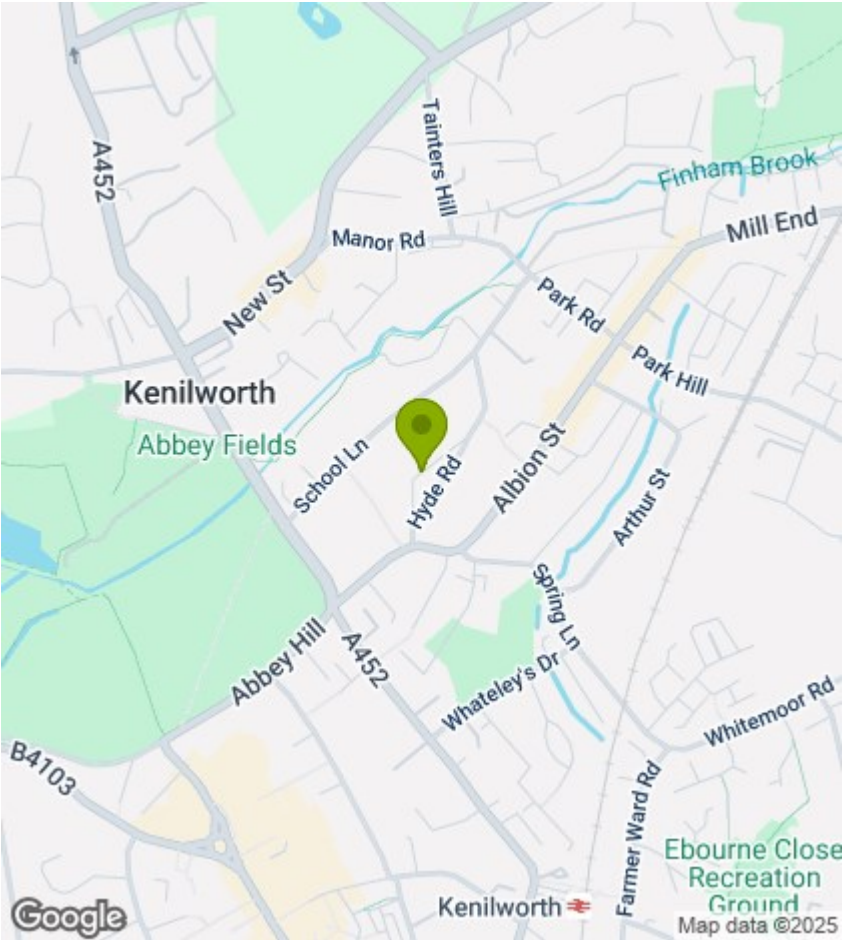
EE
Vodafone
Three
O2
Broadband

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:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC