



## Caesar Road, Kenilworth

Offers In The Region Of £395,000

- Three Bedroom Semi Detached House
- No Onward Chain
- Porch & Hall
- Fitted Kitchen, Plus Garden Room/ Conservatory
- Three Bedrooms & Three Piece Bathroom
- Ofsted Outstanding Clinton School Catchment
- Energy Rating C - 69
- Living/Dining Room
- Garage With Cloakroom W.C
- Warwick District Council Tax Band D

# 10 Caesar Road, Kenilworth CV8 1DL

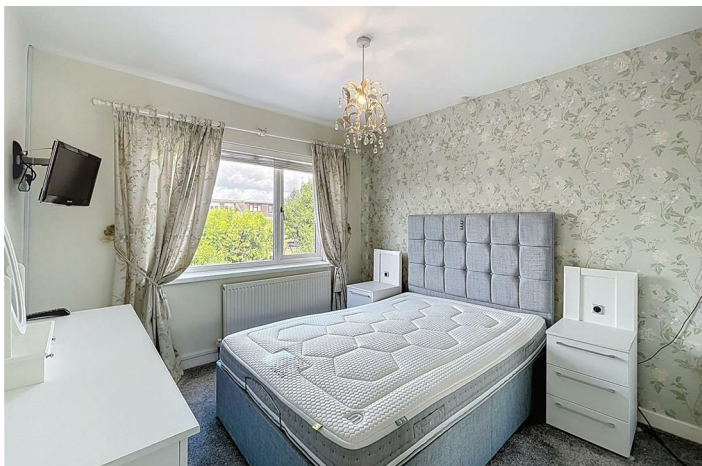
OPEN DAY SATURDAY 26TH JULY 10-11.30AM PLEASE CALL FOR YOUR APPOINTMENT.

A superbly presented, quality three bedroom, semi-detached home, in this highly regarded residential position, within the Ofsted outstanding Clinton School catchment, is offered for sale with no chain and immediate vacant possession.

The accommodation offers: entrance porch, good-sized living/dining room, fitted kitchen, conservatory/garden room, access to single integral garage with w.c., first floor landing, three double bedrooms, three-piece family bathroom with shower over bath. The property benefits from full replacement double glazing, gas-fired central heating, and to the rear of the property, there is a landscaped lawned rear garden, fully enclosed by perimeter fencing, outside re-laid block paving driveway with parking for 2/3 vehicles.



Council Tax Band: D



## Approch

Over a block paved driveway to a fully enclosed porch with a composite door, ceramic tiling to floor, internal UPVC door into the

## Hall

With ceramic tiles to the floor, a vertical radiator, stairs rising to the first-floor landing and a glazed door into the

## Lounge & Dining Room

22'10" x 13'0"

Lounge with two multi-paned windows to front, ceiling light, feature pebble and living flame effect electric fire with marble composite inset and hearth with mahogany mantle and surround, t.v point, radiator. The dining space, with radiator and cover, ceiling light, French doors into the conservatory and glazed door leads into the

## Kitchen

10'6" x 7'2"

The kitchen features cream panelled base and wall units complemented by brushed steel handles. It is equipped with wood block effect work surfaces, which include an inset single bowl stainless steel sink unit with a single drainer and a mixer tap. The splashback is adorned with ceramic tiling. An integrated Hoover fan-assisted oven is paired with a 4-ring gas hob, and there is a stainless steel illuminated extractor hood above. The space allows for plumbing and connections for a dishwasher, washing machine, and tumble dryer. The floor is finished with ceramic tiles, and there is a stable door leading into the conservatory, as well as double-glazed windows. Additionally, a wall-mounted Worcester Bosch combination boiler provides hot water and central heating. The kitchen is also fitted with ceiling downlights and a door leading to the

## Garage

16'3" x 11'8"

With electric roller door to front, power and light connected. With fitted shelves and space for fridge freezer, wall mounted 18th edition metal electric isolation unit and alarm control pad and box, useful under stairs storage area housing the electric and gas meters, door to

## Cloakroom W.C

With low level w.c (this a a macerator), ceiling light and ceramic tiled floor.

## Garden Room

8'9" x 24'6"

Full width conservatory/garden roof with pitched lightweight tiled roof with ceramic tiled floor, radiator plus additional electric radiator, ceiling fan, LED downlighters, wall light, surround double glazed windows with contemporary fitted shutters and French doors onto the patio.

## First Floor Landing

With opaque window to side, wall-mounted temperature control clock, ceiling light, access to insulated roof space with retractable ladder and door to

## Bathroom

With a white suite with paneled p shaped bath with mixer tap, mains fed shower over with glazed curved shower screen and

full ceramic tiling to surround, vanity wash hand basin with cupboard below, low level encased w.c., matching ceramic tiling to half height to remaining walls, ceramic tiled floor, opaque double glazed window to rear, heated chrome towel rail.

## Bedroom One

12'3" x 10'0"

Radiator, window overlooking the rear garden with a ceiling light.

## Bedroom Two

10'1" x 8'2"

Radiator, window to front and ceiling light.

## Bedroom Three

7'0" x 7'10"

Window to front, radiator and ceiling light.

## Rear Garden

The south westerly facing rear garden is fully enclosed by panel fencing with shed, pergola, artificial lawn with flower beds and borders, timber garden shed, full width granite patio with matching pathway, the garden benefits from a good degree of sunshine all day long, with an outside tap.

## Front

To the front of the property is a dwarf retaining brick wall, L-shaped driveway with off-road car parking for 2/3 cars and inset flower corner border with a range of shrubs and plants.

## Tenure

The property is freehold.

## Services

All mains services are connected;  
Mobile coverage

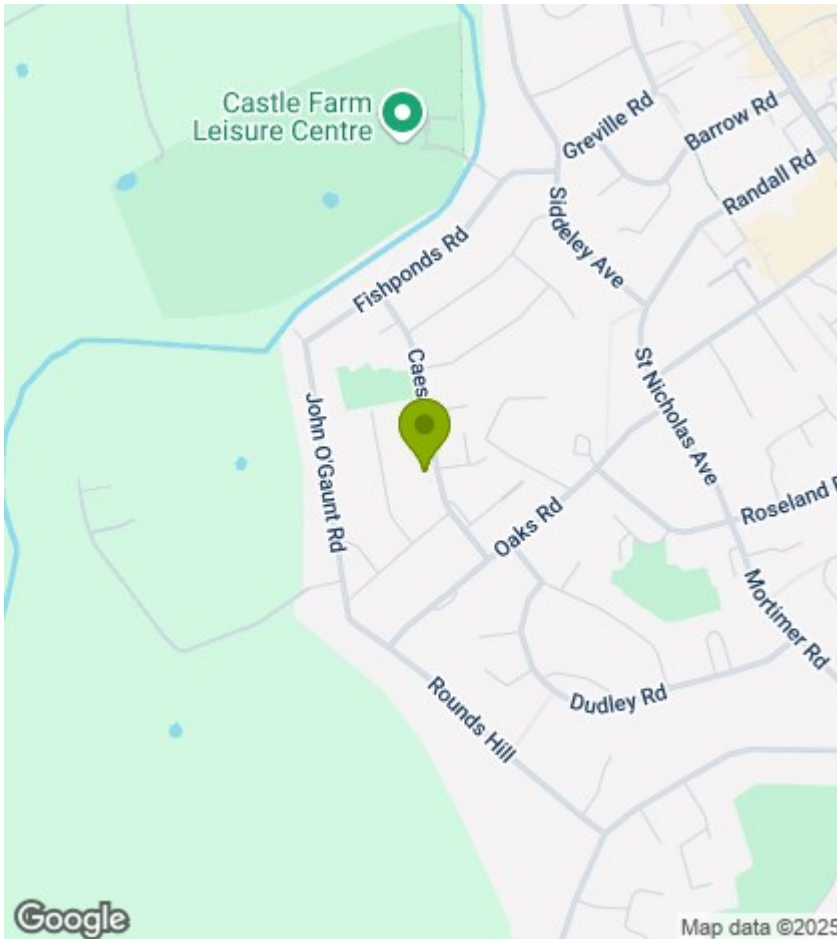
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
16 Mbps  
Superfast  
80 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(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	

