



## Randall Road, Kenilworth

£530,000

- Extended Town Centre Three Bedroom Semi-detached Home
- Front Living Room
- Extended Refitted Dining Kitchen
- Utility Room And Store
- Large Family Bathroom
- Reception Hall And Cloakroom
- Energy Rating
- Family Area
- Three Bedrooms (Two Doubles)
- Warwick District Council



# Randall Road, Kenilworth

A superbly located, character town centre extended quality three bedroom semi-detached house, in this ever popular residential position. The property has the benefit of gas fired central heating and PVCu double glazing and offers; reception hallway, with cloakroom wc, living room having feature fireplace and front bay window, extended open plan superb dining/kitchen with island and bi fold doors opening into the family area, utility and outside store first floor landing, three bedrooms ( 2 doubles), Large refitted bathroom, separate w.c., private rear garden with sunny aspect and to the front of the property there is a driveway off road parking. Viewing is recommended.



Council Tax Band: D



### Approach

To the front of the property is a dwarf brick wall, inset lawned fore garden with screening shrubs and plants, tarmacadam driveway with parking for two cars. Enter into the property through a composite grey door, with double glazed insets and outside lantern, into the

### Hall

With Minton style quarry tiled flooring, ceiling light, coving, smoke alarm, radiator, useful built in storage cupboard with shelving, door to the

### Cloakroom

With a refitted two-piece white suite with low level w.c., wall hung vanity wash basin with draws below and central mixer tap, ceramic tiling splash back, ceiling light, internal window, Karndean floor.

### Lounge

11'5" x 11'5"

With feature walk-in bay window, living flame effect coal gas fire with floating oak mantle and marble composite hearth, ceiling light, coving.

### Kitchen/ Family/ Dining Room

20'0" x 22'10"

Kitchen area comprehensively refitted with a range of matching handleless matt grey base and wall units with 30 mm quartz work surfaces with matching up-stands, one and half bowl granite composite sink with chrome mixer, integrated appliances to include a five ring Bosch stainless steel hob with illuminated stainless steel extractor hood, double fan assisted Bosch oven, integrated fridge freezer, dishwasher, island unit it with 30mm quartz work surfaces, three stool breakfast bar, two drop down feature lights, Karndean flooring, feature vertical radiator, two Velux, LED downlighters, double glazed window to front.

### Dining Area

With space for breakfast or dining table, two Velux windows to ceiling, three leaf grey aluminium bi folding doors, Karndean flooring, LED ceiling down lighters.

### Utility

5'10" x 4'7"

With matching matt grey base and wall units with wood grain effect rounded edge work surfaces with ceramic tiled splash backs, space and plumbing for washing machine and separate dryer, extractor fan, LED downlighters, Velux, Karndean floor, door to

### Store

6'8" x 4'7"

With Velux, Ceiling strip light, fitted shelving, wall mounted Worcester Bosch combination boiler servicing the hot water and central heating, double doors to side.

### First Floor Landing

Spacious landing with matching banister rail and white wood spindles, space for desk, two double glazed windows to side, radiator, built-in airing cupboard with shelving.

### Double Bedroom One

11'5" x 11'1"

With walk-in double-glazed bay window to front, built in wardrobes either side of the chimney breast, radiator, ceiling light.

### Double Bedroom Two

11'5" x 9'10"

With double glazed window to rear, ceiling light, radiator.

### Bedroom Three

7'6" x 11'11"

With double glazed window to front, radiator, ceiling light.

### Extended Bathroom

With a refitted three-piece white suite with low level encased three, vanity wash hand basin with cupboards below, panelled P shaped bath with mains fed shower with chrome fittings and attachments, heated chrome towel rail, Karndean, extractor fan, opaque double-glazed window to rear.

### Front

To the front of the property is a dwarf brick wall, inset lawned fore garden with screening shrubs and plants, tarmacadam driveway with parking for two cars.



### Rear Garden

With full width patio, with steps down to main lawn with stocked borders, outside tap, side light and power point.

### Tenure

The property is Freehold.

### Services

All mains services are connected;

Mobile coverage

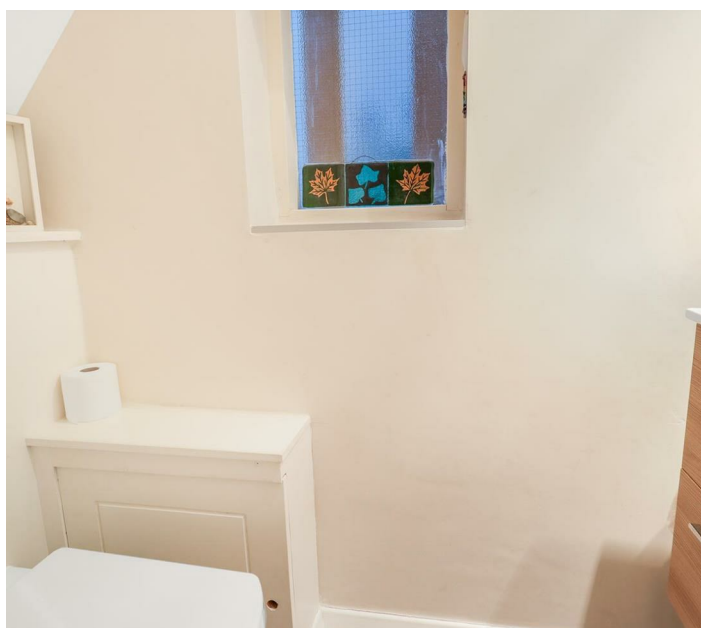
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
22 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

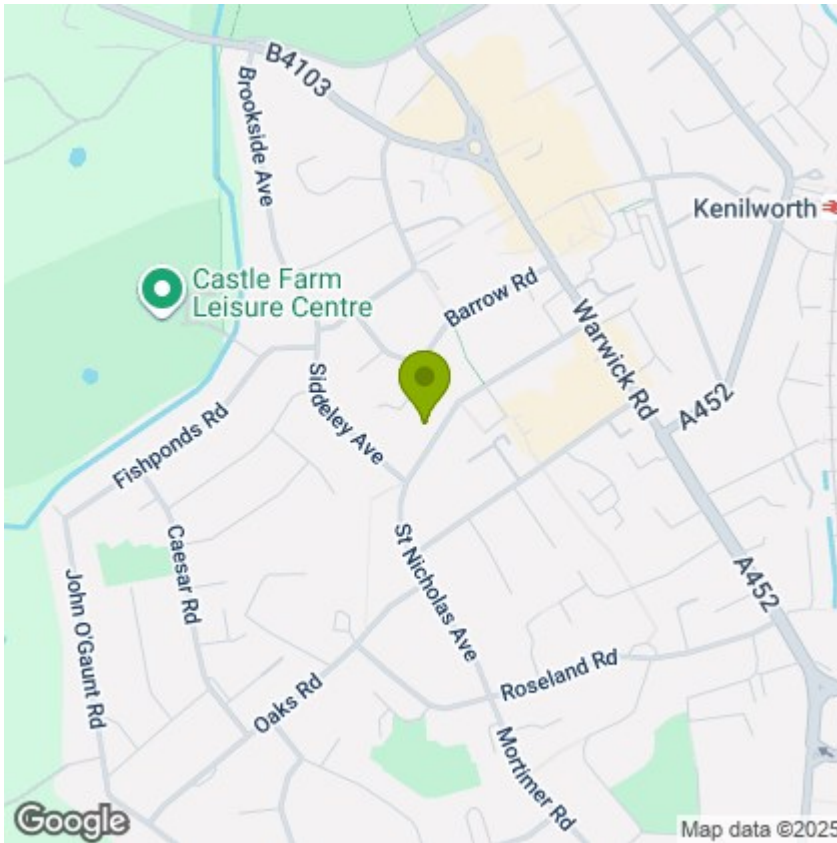
### Fixtures And Fittings

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	81
(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 	

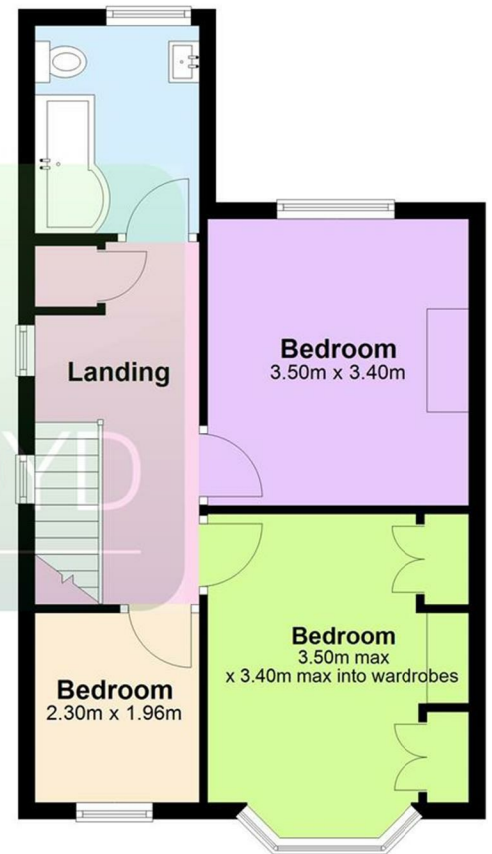
### Ground Floor

Approx. 64.4 sq. metres



### First Floor

Approx. 43.0 sq. metres



Total area: approx. 107.4 sq. metres