



Raglan Grove, Kenilworth

Offers Around £349,950

- Three Bedroom Semi Detached House
- Living Room
- Refitted Breakfast/Dining Kitchen
- Bathroom with Shower
- Driveway Parking & Garage
- Enclosed Porch
- Energy Rating C - 71
- Three bedrooms- Two Doubles
- Good size south facing Rear Garden
- Warwick District Council D

Raglan Grove, Kenilworth CV8 2NH

This three-bedroom semi-detached house is located in a quiet cul-de-sac on Knights Meadow, within the catchment area for Thorns/Park Hill junior schools and the newly rated outstanding Kenilworth secondary school by Ofsted. The property features double glazing and gas central heating. Recently fully redecorated, it includes an enclosed entrance porch, a front lounge with an open-plan staircase, and double doors leading to a modern kitchen equipped with an oven and electric hob. Upstairs, you will find three bedrooms and a contemporary bathroom with a shower. The exterior boasts a driveway with enough space for four to five cars.



Council Tax Band: D



Approach

Over a paved pathway to a UPVC front door, outside letterbox into the

Enclosed Porch

With a central ceiling light, radiator, inset matt well, coat hooks, door into the

Living Room

With a window to the front, radiator and cover, ceiling light, coving, t.v point and double doors into the

Kitchen

Kitchen comprehensively fitted with a range of matching grey handleless base and wall units with quart effect rounded edge work surfaces with matching up-stands, one and a half bowl stainless steel sink with chrome mixer, integrated Hisense fan assisted electric oven with grill and four ring induction hob with illuminated stainless steel extractor hood, space and plumbing for washing machine, space for large upright fridge freezer, LED downlighters, wood laminate flooring, door to the patio and space for

Dining Area

With space for dining or breakfast table, a feature vertical radiator, useful under-stairs storage cupboard with the electric isolation unit.

First Floor Landing

With a window to side, a ceiling light, smoke alarm, access to insulated and part boarded loft space, door to

Double Bedroom One

With a window to front, radiator and ceiling light, built in wardrobes with hanging and twin shelves. Further storage cupboard with fitted shelving

Double Bedroom Two

With a window to the rear, ceiling light and radiator.

Bedroom Three

With a window to the front, radiator, ceiling light, useful over bulkhead storage cupboard with fitted shelving and a hanging rail.

Bathroom

Featuring a panelled bath with a Triton electric shower overhead and a glazed shower screen, the bathroom includes a pedestal wash hand basin, low-level W.C., a radiator, shaver point, and vinyl flooring. An opaque window allows light from the rear.

Rear Garden

Fully enclosed by perimeter fencing with full width patio, timber gate and door to garage, picket fence to a larger lawn area, outside tap, and attractive south-facing rear aspect.

Garage

With metal up and over door to front with power and light connected, pedestrian door to side.

Front

To the front of the property is an inset lawned fore garden, front and side driveway with parking for 3/4 cars

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

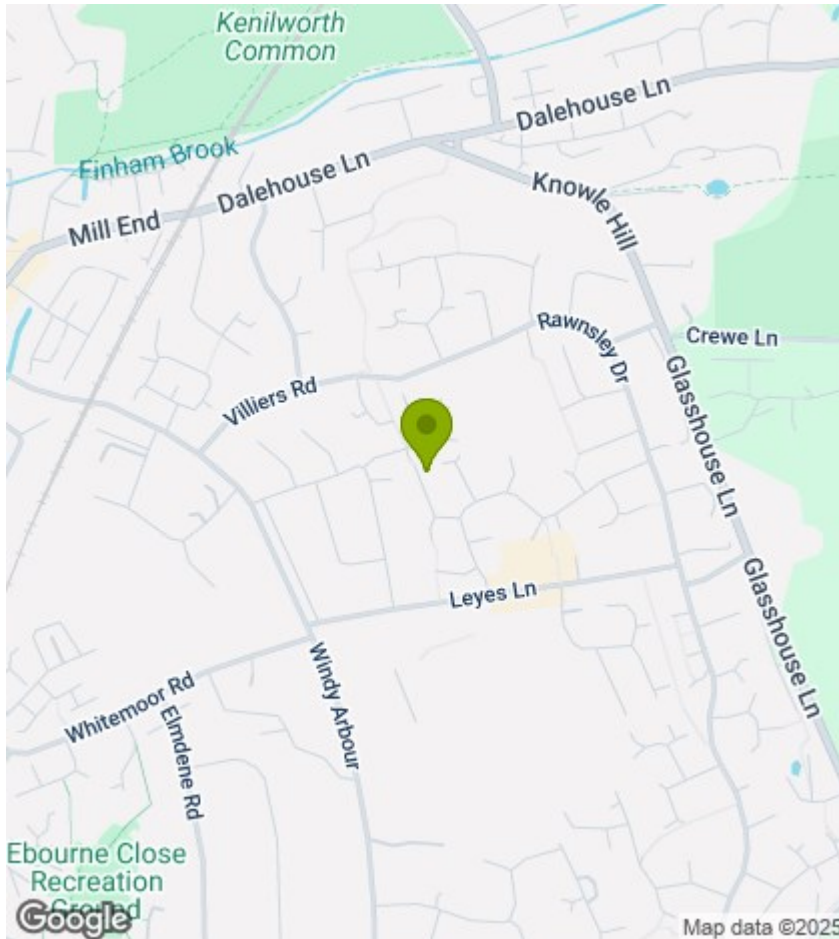
EE
Vodafone
Three
O2
Broadband

Basic
2 Mbps
Superfast
48 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.



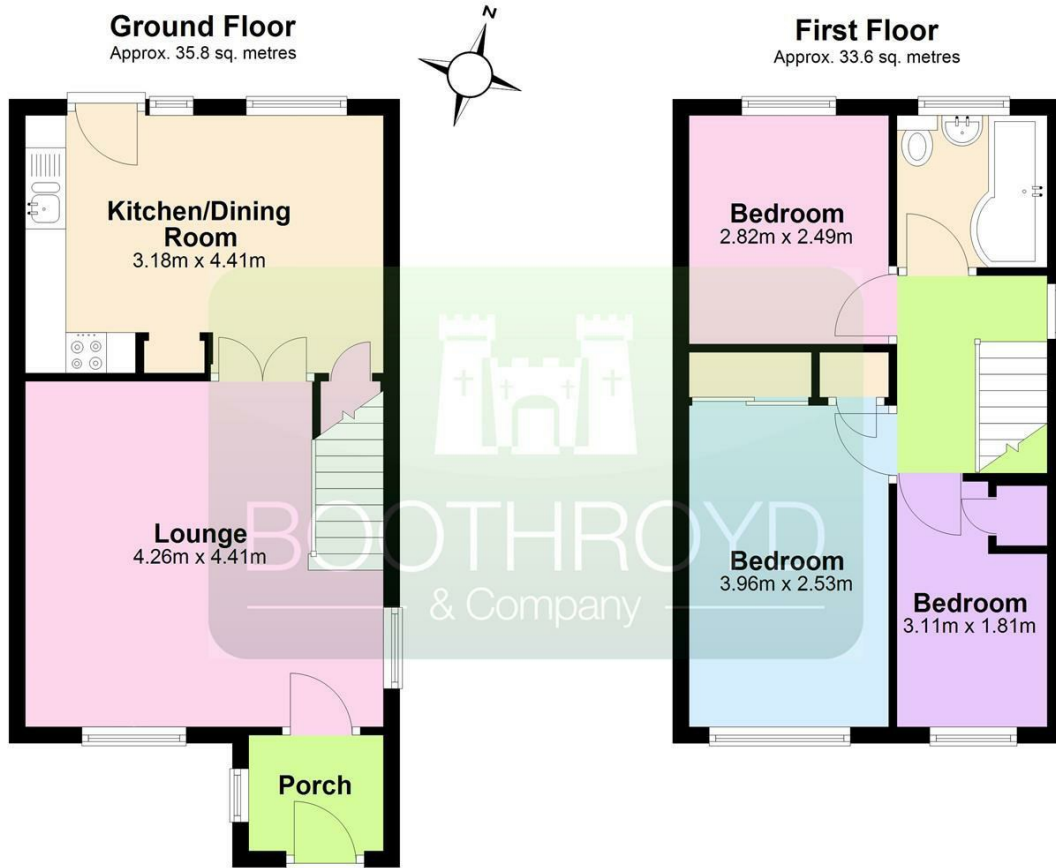
Viewings

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		86
(69-80) C	71	
(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	



Total area: approx. 69.4 sq. metres