



Whitemoor Road, Kenilworth

Asking Price £285,000

- Bay Fronted Terraced House
- Refitted Four Piece Bathroom
- EPC Rating - D
- Courtyard Rear Garden
- Characterful Property
- Two Good Bedrooms
- Gas Central Heating And Double Glazing
- Fitted Shaker Style Kitchen
- On Street Parking
- Warwick District Council Tax Band C

Whitemoor Road, Kenilworth, CV8 2BN

A well-proportioned character end of terrace, in a convenient residential location within easy access of the Town centre and Kenilworth Railway Station. The property benefits from two reception rooms with a fitted kitchen to the dining room, first floor landing, two good double bedrooms, a well-proportioned, newly fitted four-piece suite bathroom, private low-maintenance patio courtyard garden to the rear and to the front, there is a well-kept fore garden. The property with its array of character features is offered for sale with full double glazing and combination gas-fired central heating. Viewing is recommended.



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D - 55

Council Tax Band: C



Approach

With a small courtyard set behind a brick wall with a wrought iron gate. A composite entrance door leads into the front lounge

Lounge

13' 6" x 10' 11"

With a bay double-glazed window to the fore housing the utility meters, stripped wood floor, a radiator, a living flame gas effect fireplace set on a tiled hearth with adams style surround. Timber original door leads into

Dining Room

14' 9" x 11' 3"

Useful understairs storage cupboard, radiator, stripped wood flooring, cast iron fireplace with tiled hearth and decorative surround, double-glazed window to the rear, stairs to the first floor and original timber door into the kitchen.

Kitchen

16' 6" x 6' 9"

Comprehensively fitted with a range of shaker-style wall and base units. The base units have a woodblock worksurface with an inset single stainless steel drainer sink unit facing a side window, an integrated undercounter fridge, with an integrated Hotpoint dishwasher, space for a washing machine and dryer, four-ring gas hob with stainless steel illuminated extractor and splashback tile, A incased wall hung Worcester Bosch boiler (4 years old), a UPVC double glazed panelled door to rear garden.

Landing

Central ceiling light, radiator, and access to boarded and insulated loft with retractable ladder and power.

Bedroom One

11' 10" x 11' 7"

Double-glazed window to the fore, radiator, cast iron ornate fireplace, shelving to chimney recess and useful storage cupboard with hanging rails.

Bedroom Two

11' 3" x 8' 0"

Double-glazed window to the rear, central ceiling light, radiator and a fitted Louvre wardrobe with shelving and hanging rail.

Four Piece Family Bathroom

11' 3" x 6' 11"

Refitted with a suite that comprises a close coupled w.c and a wall-hung wash-hand basin with storage drawers below and an illuminated anti-steam mirror above, walk-in mains-fed shower with rainfall head and chrome attachments with a glass slide shower screen and a full height contemporary ceramic tile splashback. Contemporary tiling to half height and tiled flooring. Chrome towel rail, extractor and frosted double-glazed window to the rear,

Rear Courtyard

Being a low maintenance block paved courtyard with a fenced boundary, outside tap and side access through timber gate.

Tenure

The property is Freehold.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

10 Mbps

Superfast

55 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

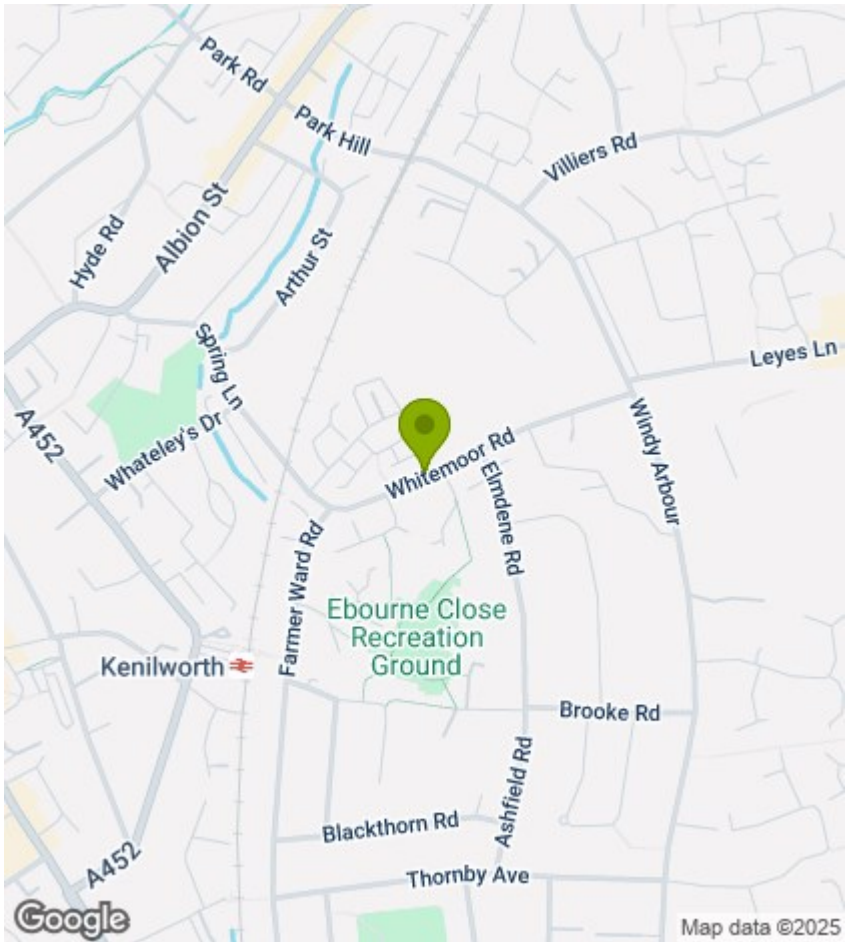
BT

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	75
England & Wales		EU Directive 2002/91/EC

