



Willoughby Avenue, Kenilworth

Offers In The Region Of £409,950

- Three spacious bedrooms
- Close to Kenilworth centre
- Private rear garden
- Energy Rating D - 66
- Gas central heating
- Quiet residential road
- Catchment for Clinton School
- Single garage and Driveway parking
- Double glazing throughout
- Warwick District Council Tax Band D

Willoughby Avenue, Kenilworth CV8 1DG

A Bates 1960s three-bedroom semi-detached property with well-proportioned rooms, located in a quiet and sought-after residential road. It is within walking distance of Kenilworth town centre and falls within the catchment area for the Ofsted outstanding Clinton School.

The property features an entrance porch, a reception hallway, a separate living room, a fitted kitchen, and a cloakroom. On the first floor, there are two good-sized double bedrooms and one single bedroom, as well as a three-piece bathroom with a shower overhead.

Outside, you will find a private rear garden, a single garage, and a front garden that is lawned and bordered, along with a tarmac driveway that provides parking for several vehicles. Additionally, the property benefits from double glazing and gas-fired central heating.



Council Tax Band: D



Approach

Approached via a tarmacadam and block-edged driveway, you enter an open porch with a quarry-tiled floor and a hardwood front door leading into the

Reception Hall

With a window to the side, a telephone point, a radiator, wall light, and stairs rising to the first floor, there is also a useful under-stairs storage cupboard, a smoke alarm, and a door to

Cloakroom W.C

With a window to the side, there is a low-level W.C., a wall-mounted wash hand basin with a tiled splashback, and a ceiling light.

Living Room

Large window at the front with views up Avon Road, radiator, central ceiling light, two wall lights, TV aerial point, and a feature living flame effect coal gas fire with decorative brass trim and grate. There is a marble composition inset and hearth, along with a white wooden mantel and surround opening up to the

Dining Room

With space for a large dining table and chairs, UPVC French doors, and matching full-height windows on either side leading out to the patio and rear garden beyond, there is a central ceiling light and a radiator. A door leads to

Kitchen

Fitted with a range of matching cream shaker-style base and wall units, this kitchen features wood block effect square-edged work surfaces, including a one-and-a-half-bowl stainless steel sink with a chrome mixer tap. It has space and plumbing for a washing machine and a separate dishwasher, as well as space for a large upright fridge freezer and a slot-in cooker. Additional features include a vertical radiator, a window and door to the rear, a window to the side, ceramic tiling on the floor, ceiling strip spotlights, and a wall light.

First Floor Landing

With a central ceiling light, a window to the side, and a panelled door leading to the airing cupboard housing the Worcester Bosch combination boiler, which services the hot water and central heating vented through the loft, there are doors to

Double Bedroom One

With a window facing the front, coving, a ceiling light, a radiator, and a built-in wardrobe featuring hanging space and a shelf.

Double Bedroom Two

The room features a window at the rear, a radiator, a ceiling light, and a built-in wardrobe with a hanging rail and shelf.

Bedroom Three

With a window facing the front, there is a radiator and a built-in overhead storage cupboard with shelving.

Bathroom

The bathroom features a three-piece white suite, which includes a low-level W.C., a pedestal wash hand basin with a chrome mixer tap, and a P-shaped panelled bath with a curved glazed shower screen, as well as a central chrome mixer tap and shower attachment. The walls are tiled with ceramic tiles, and there is a radiator and a heated chrome towel rail. The flooring is vinyl, and there is a frosted window to the rear. Additional elements include a ceiling light and a mirrored vanity cabinet.

Rear Garden

The area is fully enclosed by perimeter fencing and is predominantly laid to lawn, featuring a variety of shrubs, a timber shed, and side gated access.

Front

To the front and side of the property, there is a good-sized tarmacadam and block-edged driveway with ample parking for 3 to 4 vehicles. There is also an inset garden with a low-level wall, shrubs, and small laurel plants.

Garage

Adjoined with a metal up-and-over door at the front, with power and light connected, and a glazed window at the rear.

Tenure

The property is freehold

Services

All mains services are connected;
Mobile coverage

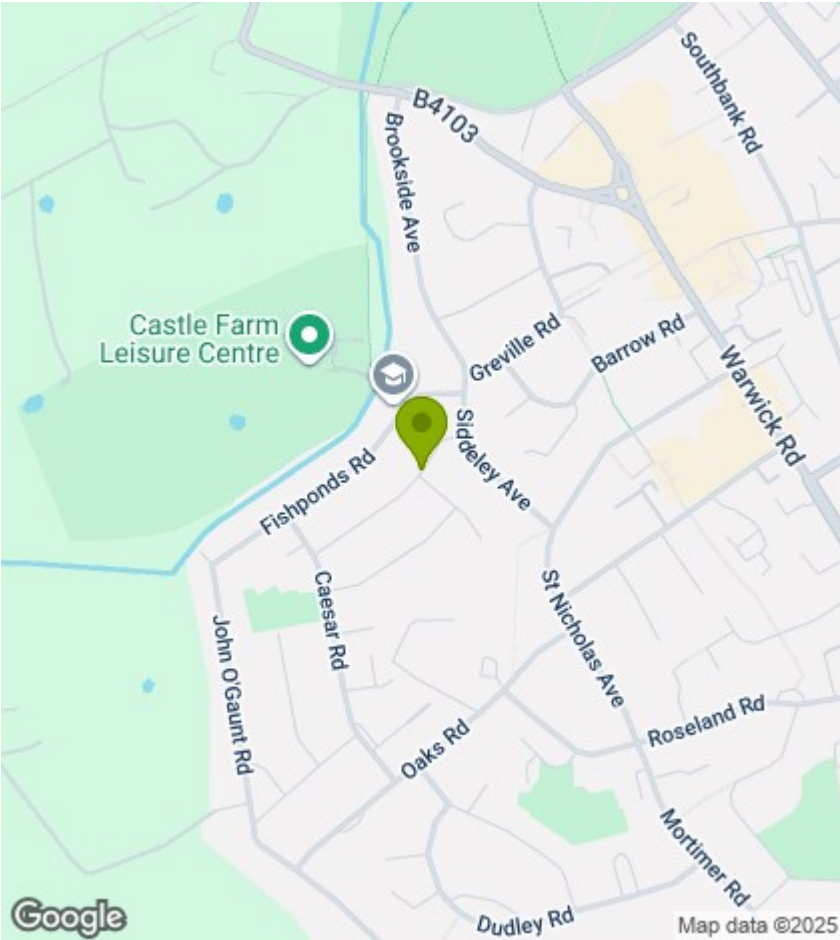
EE
Vodafone
Three
O2
Broadband

Basic
18 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

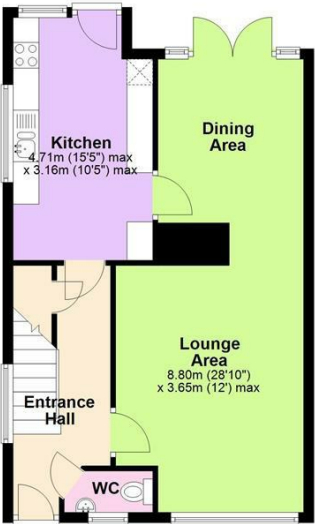
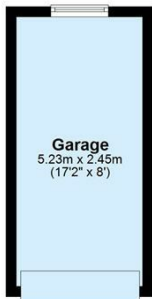
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

