



## Henry Street, Kenilworth

Offers Over £260,000

- Two Bedroom Mid Terraced Character House
- Living Room & Single Chamber Cellar
- Refitted Breakfast/ Dining Kitchen
- No Onward Chain
- Attractive Garden With Rear Access
- Attractive Fore Garden
- Energy Rating D - 68
- Refitted Ground Floor Bathroom
- Modern Gas Central Heating & Double Glazing
- Warwick District Council Tax Band C

# Henry Street, Kenilworth, CV8 2HJ

An attractively presented, fully refitted and refurbished, recarpeted character two-bedroom cottage, ideally situated in this popular residential location and offered for sale with no onward chain. The newly refurbished property benefits from gas-fired central heating (with a modern boiler) and double glazing throughout (apart from the kitchen window), and new 18th edition electric isolation unit.

The accommodation briefly comprises an attractive fore garden leading into the living room with feature fireplace, and a refitted breakfast/dining kitchen complete with integrated Smeg oven and hob, fridge/freezer, and washing machine. Also on the ground floor there is also a refitted three-piece white bathroom with shower over the bath. To the first floor is a landing leading to two double bedrooms.

Externally, the property enjoys an attractive cottage-style rear garden with a decked patio at the top end, secure gated rear access, and a rear parking area. Viewing is highly recommended to fully appreciate this charming cottage, which would make an ideal first-time purchase, investment, or downsize opportunity.



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D - 68

Council Tax Band: C



## Approach

Approached via a block-paved pathway with a front dwarf wall and wrought-iron gate, leading to a hardwood paneled entrance door.

## Living Room

Featuring a sash window to the front, ceiling light, coving, and radiator. A living-flame coal-effect gas fire with decorative tiled inset and hearth, complemented by an antique pine mantel and surround, cupboard concealing the new 18th Edition electric isolation unit. Door leading to

## Refitted Dining /Breakfast Kitchen

Comprehensively refitted with a range of matching light grey woodgrain-effect wall and base units, complemented by square-edged marble-effect work surfaces incorporating a single-drainer stainless steel sink with chrome mixer tap.

Integrated appliances include a Smeg under-counter fan-assisted oven and grill, a Smeg four-ring induction hob with Smeg illuminated stainless steel extractor hood above, an integrated new Electra washing machine, and a separate new integrated fridge freezer. Additional features include vinyl laminate flooring, coving, two chrome spotlights, a door to the cellar

## Cellar

With steps down to a small single chamber ideal for storage (the cellar is not tanked).

## Ground Floor Bathroom

Fitted with a refitted three-piece white suite comprising a low-level WC, vanity wash hand basin with cupboard below and chrome mixer tap, and a panelled bath with a chrome mains-fed shower by Bristan over. Additional features include porcelain tiled walls, an LED ceiling light, opaque window to the rear, heated chrome towel rail, and vinyl flooring.

## First Floor Landing

With banister rail, ceiling light, access to the insulated roof space, clean air vent, and doors leading to

## Double Bedroom One

With a sash window to the front, coving, picture rail, ceiling light, and radiator.

## Double Bedroom Two

Featuring a fire escape window to the rear, radiator, and ceiling light. A built-in shelved cupboard is positioned to the side of the fireplace, along with a door to the airing cupboard housing the Worcester Bosch

combination boiler, which provides the hot water and central heating.

## Rear Garden

Enclosed by perimeter fencing, the garden features a stepped pathway leading to a raised decked seating area ideal for summer entertaining. Underneath there is hard standing that could be used for parking bay if required. Double gates provide access to the rear tarmacaden parking area.

## Tenure

The property is freehold.

## Services

All mains services are connected;  
Mobile coverage

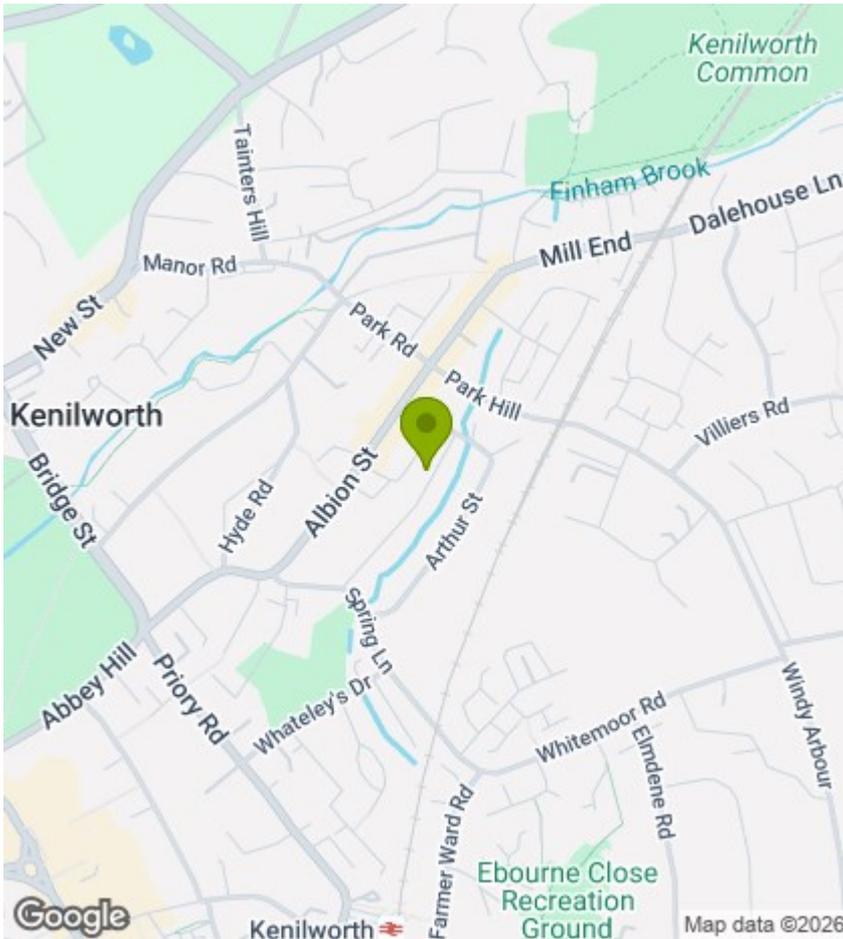
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
9 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Fixtures & Fittings

All fittings and fixtures 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>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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	



Total area: approx. 60.8 sq. metres (654.6 sq. feet)