



Forge Road, Kenilworth

£359,950

- Three Bedroom End of Terrace
- Attractive Views Across Odibourne Allotments
- Gas Central Heating & Double Glazing
- Single Garage En Bloc
- Adjacent To Kenilworth Greenway
- Offered For Sale With No Onward Chain
- EPC Rating C - 72
- Bathroom with Shower
- Generous Gardens to Three Sides
- Warwick District Council Tax Band C

Forge Road, Kenilworth, CV8 2HR

Situated in a particularly enviable position on Forge Road, this three-bedroom end of terrace home enjoys an elevated setting with delightful views across the Odibourne allotments and immediate access to the open green spaces of Kenilworth Greenway — creating a wonderful balance of town convenience whilst benefitting a countryside feel.

Offered for sale with no onward chain, the property presents an excellent opportunity for buyers looking to modernise and create a home to their own taste. A notable feature is the generous plot, with gardens extending to three sides, enhancing both privacy and the outlook across the allotments.

The accommodation comprises an entrance hallway, a rear lounge enjoying the garden aspect, and a front-facing fitted kitchen.

To the first floor are three well-proportioned bedrooms and a family bathroom with shower.

Set back from the road, the property also benefits from a garage located en bloc.

Properties on such a wonderful plot and offering so much potential are rarely available. Viewing is highly recommended to fully appreciate the setting.



Council Tax Band: C



ENTRANCE

Footpath leading to a porch entrance with a PVCu front door and matching side screen, opening into the porch, which houses meters, and a further glazed front door beyond.

HALLWAY

Radiator, staircase rising to the first floor, and an understairs storage.

SITTING ROOM

4.88 x 4.27 (16'0" x 14'0")

Feature fireplace with inset living flame electric fire and surrounding shelving, picture window with glazed door leading to the rear garden, laminate flooring, and radiator.

KITCHEN

4.22 x 2.84 (13'10" x 9'3")

With a modern range of base and wall units, single drainer stainless steel sink unit, electric cooker with four-ring hob, oven and grill, with an illuminated cooker hood above, Plumbing for an automatic washing machine, space for a fridge/freezer with adjoining worktop, wall-mounted gas-fired boiler, pantry cupboards, larder cupboard, radiator, fluorescent strip lighting, and a double-glazed front window.

LANDING

Built-in airing cupboard with lagged copper cylinder and doors leading off to:

BEDROOM 1

3.71 x 2.84 (12'2" x 9'4")

With window to the fore, radiator, double door built-in wardrobe.

BEDROOM 2

4.22 x 2.87 (13'10" x 9'5")

With window to the rear, radiator, double door louvred built-in cupboard.

BEDROOM 3

3.28 x 1.91 (10'9" x 6'3")

Radiator, window and view to allotments to rear.

BATHROOM

1.91 x 1.68 (6'3" x 5'6")

Fitted with a white suite comprising a panelled bath with electric shower over, complete with shower rail and curtain, pedestal wash hand basin, and low-level WC. PVCu double-glazed window with obscure glass, and new ceramic tiling around the bath and splash areas.

OUTSIDE

To the front of the property there is a lawned fore garden with on road parking.

REAR GARDEN

To the rear of the property is a good size garden with patio, paving and ornamental garden

SIDE GARDEN

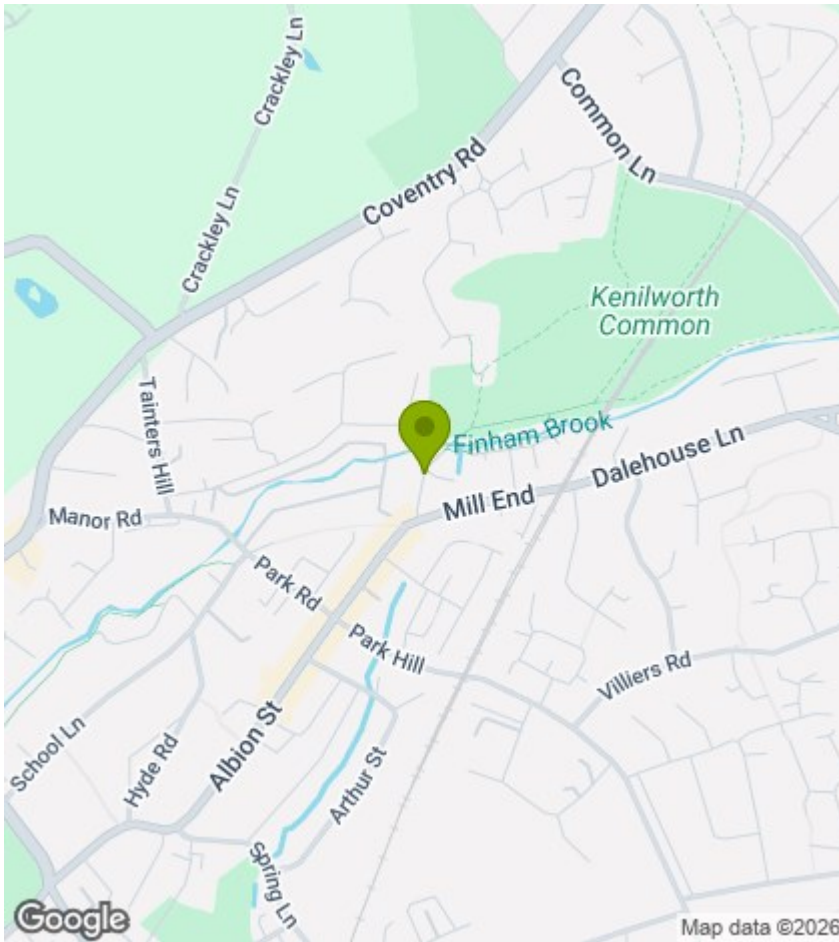
With a spacious lawned side garden.

GARAGE EN BLOC

With up and over door.

TENURE

The property is freehold



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			87
(69-80) C		72	
(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	

