



## Guy Road, Kenilworth

Offers Over £330,000

- Three Bedroom 1940s Semi Detached House
- Large Rear Garden
- Refitted Kitchen
- General Refreshment Required
- Gas Central heating & Double Glazing
- Offered For Sale with No Onward Chain
- Energy Rating C - 69
- Refitted Shower Room & Separate W.C.
- St Johns Junior School Catchment
- Warwick District Council Tax Band C

# Guy Road, Kenilworth, CV8 1FY

This three-bedroom semi-detached house offers considerable extension potential and well-maintained family accommodation. The property comprises a front entrance, a spacious reception hall, a lounge, and a refitted kitchen that opens to the dining area. On the first floor, there is a spacious landing leading to three good-sized bedrooms, two of which feature small built-in wardrobes/ storage. The property also includes a refitted shower room and a separate W.C.

Additional features include gas central heating, double glazing, an enclosed large rear garden, and workshop sheds. There is also a lawned front garden with a dwarf wall. The property is offered for sale with immediate vacant possession and no chain.



Council Tax Band:



## Approach

Over a paved pathway with a traditional fore garden with low level wall, pathway to a

## Enclosed Porch

With upvc double-glazed front door with matching side panel, wall light, internal upvc door with opaque glazed window into the

## Reception Hall

With stairs rising to the first floor with a useful understairs storage cupboard with fitted shelving, radiator, ceiling light, further storage cupboard with shelving and door to

## Living Room

With a walk-in double-glazed bay window to the front, ceiling light, picture rail, radiator, living flame effect gas bar fire with marble composite inset hearth and mantle, t.v point.

## Fitted Kitchen

The open-plan kitchen has been refitted with a range of matching grey high-gloss, handle-less base and wall units. It features marble-effect rounded edge work surfaces, a single-drainer stainless steel sink with a chrome mixer tap, and a tiled splashback. There is space and plumbing for a washing machine, as well as room for a slot-in cooker. The kitchen also includes a peninsula unit with matching cupboards, drawers, and high-level cupboards. The flooring is LVT, and there is a ceiling light and a stainless steel illuminated extractor hood. Additionally, a double-glazed window overlooks the side, and a stable-style UPVC door leads to the rear patio, opening to the outdoor space.

## Dining/Breakfast Room

Featuring space for a table, a radiator, LVT flooring, sliding patio doors to the rear, a ceiling light, and space for a freestanding fridge freezer.

## First Floor Landing

Matching white wood banister rail and spindles, with an extra handrail rising to the first floor. There is a double-glazed window to the side, a ceiling light, and access to an insulated and part-boarded loft space with a retractable ladder. Doors to

## Double Bedroom One

With a double-glazed window at the front, there is a radiator, a ceiling light, and a picture rail. Additionally, there is a small original storage cupboard or wardrobe that includes a hanging space and a shelf.

## Double Bedroom Two

There is a double-glazed window at the rear, a ceiling light, and a built-in original small wardrobe with hanging space and a shelf above.

## Bedroom Three

The room features a double-glazed window at the front, a ceiling light, and a radiator.

## Refitted Shower Room

The bathroom features a modern two-piece white suite, including a pedestal wash hand basin with a chrome mixer tap and a walk-in shower enclosure equipped with a mains-fed shower, complemented by chrome fittings and attachments. The space is adorned with porcelain tiles on the walls and contrasting grey tiles on the floor. Additional amenities include a heated chrome towel rail and an opaque double-glazed window at the rear. There is also a built-in airing cupboard that houses the Vaillant combination boiler, which provides hot water and central heating.

## Separate W.C.

With a low level w.c, ceramic tiled to half height to walls, vinyl floor, opaque double-glazed window to side, ceiling light.

## Rear Garden

The property features sizable gardens that back onto Whites Row at the rear. It includes a large concrete patio, two brick outbuildings with an outside WC, a metal shed, and a greenhouse. Additionally, there is a large timber storage shed. The garden extends to a lawn with a variety of mature shrubs and plants, including an apple tree and ornamental trails. Secure gated access is available to the side.

## Front

At the front of the property is a dwarf brick garden wall, with a well-kept front garden featuring a side gate and a pathway leading to the front door.

## Tenure

The property is freehold.

## Services

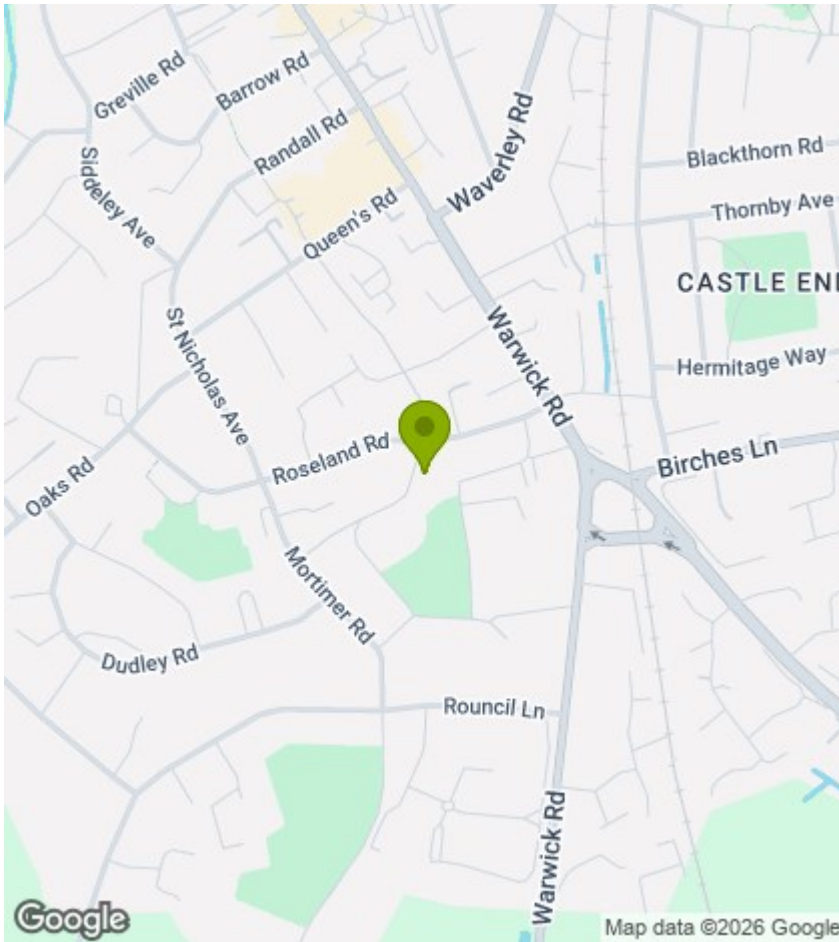
All mains services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

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

BT  
Sky  
Virgin

## Fixtures And Fittings



## Viewings

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

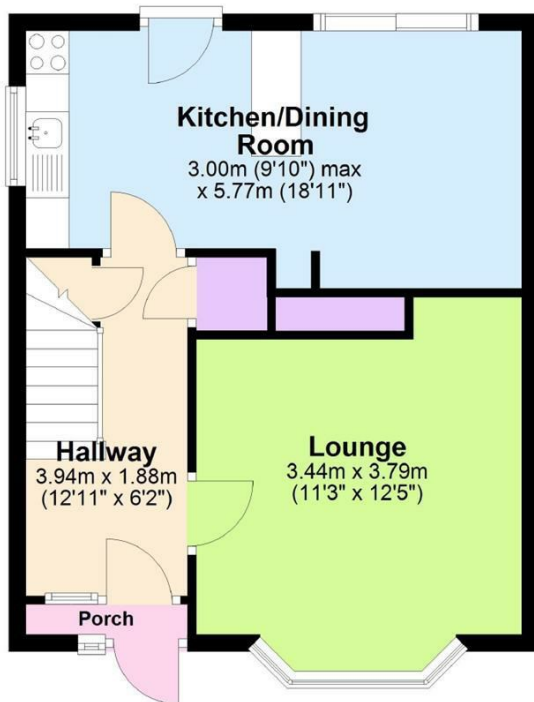
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</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	

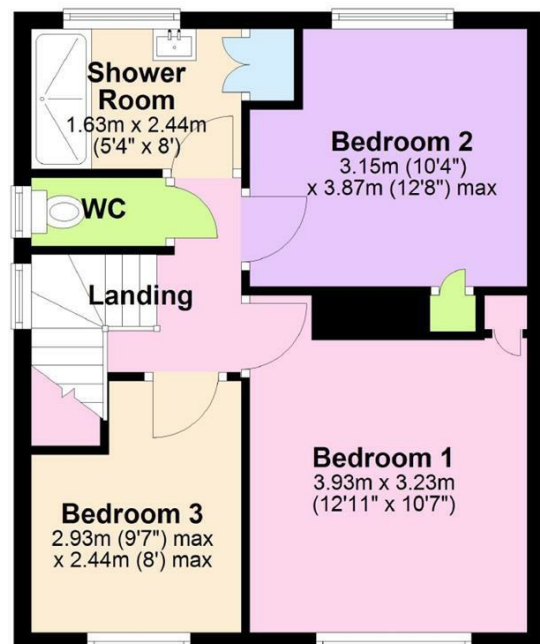
## Ground Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



Total area: approx. 83.6 sq. metres (900.0 sq. feet)