



Priorsfield Road, Kenilworth

£399,950

- Three Bedroom Semi-Detached House
- Popular Priorsfield School Catchment
- Scope For Internal Modernisation
- Gas Central Heating
- Large Tandem Garage/Workshop
- Corner Plot Position
- Energy Rating - C
- Three Bedrooms/Two Doubles
- Triple Glazing
- Warwickshire County Council Tax Band - D

Priorsfield Road, Kenilworth, CV8 1BZ

A well located corner position three bedroom semi-detached house in this popular residential area, within the Priorsfield School catchment, Abbey Fields, Kenilworth Castle and open countryside. The gas centrally heated, triple glazed property offers scope for some internal modernisation and improvement, with the benefit of ground floor extensions and is offered for sale with no chain and vacant possession. The accommodation offers: reception hallway, cloakroom, fitted kitchen, good size living/dining room, first floor landing, three bedrooms (two doubles), family bathroom, garage/workshop, rear and side garden with driveway parking to front.



Council Tax Band: D



Approach

Over a bloc paviour driveway with space for four vehicles, security light, composite timber affect door with opaque glazed inset and full height sidelight.

Reception Hall

Radiator, ceiling light, coat rack and useful understairs storage cupboard housing the consumer unit, glazed panel door to the

Lounge

Radiator, large triple glazed window overlooking front elevation, wall lights, living flame effect gas fire, inset and hearth with wooden mantel, t.v. aerial and telephone points, through to the

Dining Room

With double glazed bay window and french doors onto the garden, wall lights, radiator, door to the

Kitchen

Kitchen fitted with a range of white paneled matching base and wall units with fitted drawers and rounded edge work surfaces with stainless steel sink and drainer overlooking rear triple glazed window, ceramic tiling to splash backs, serving hatch, Zanussi freestanding double gas oven and grill, alcove with undercounter fridge, ceiling light glazed door into

Garage/Workshop

With metal up and over door to front, power and light connected, range of fitted shelving with window to rear and door into the garden.

Downstairs WC

Timber slide door, Low level w.c., corner wash hand basin with hot and cold taps and ceiling light.

First Floor Landing

Central ceiling light, access to insulated and part bordered loft space, side window, paneled door through to airing cupboard with radiator and slatted shelving also housing the Ideal Combi boiler.

Double Bedroom

Triple glazed window to front, ceiling light, radiator, built-in double wardrobe with hanging rail and fitted shelving.

Double Bedroom

Triple glazed window overlooking rear garden, central ceiling light, radiator, space for wardrobes.

Single Bedroom

With triple glazed window to front, radiator and ceiling light.

Family Bathroom

With a three piece suite with low level w.c, cabinet wash hand basin, with mains fed shower over bath, opaque triple glazed window to rear, heritage style radiator, spotlights, ceramic tiling to full height to shower area and half height to other walls, mirror vanity cabinet.

Rear Garden

Two tiered garden, predominantly laid to lawn with a pleasant aspect, peripheral borders, patio, and pathway with enclosed wooden fencing and side screening hedge, outside tap and sockets.

Front

To the front of the property there is a bloc paviour driveway.

Tenure

The property is freehold.

Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

56 Mbps

Ultrafast

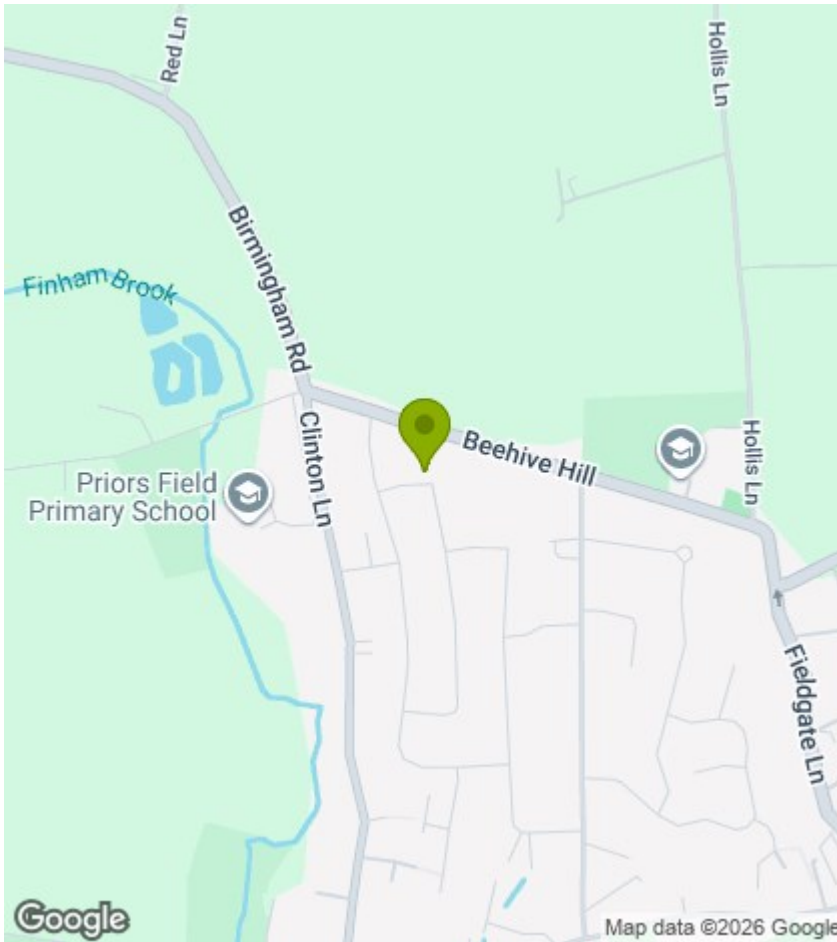
1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin



Viewings

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

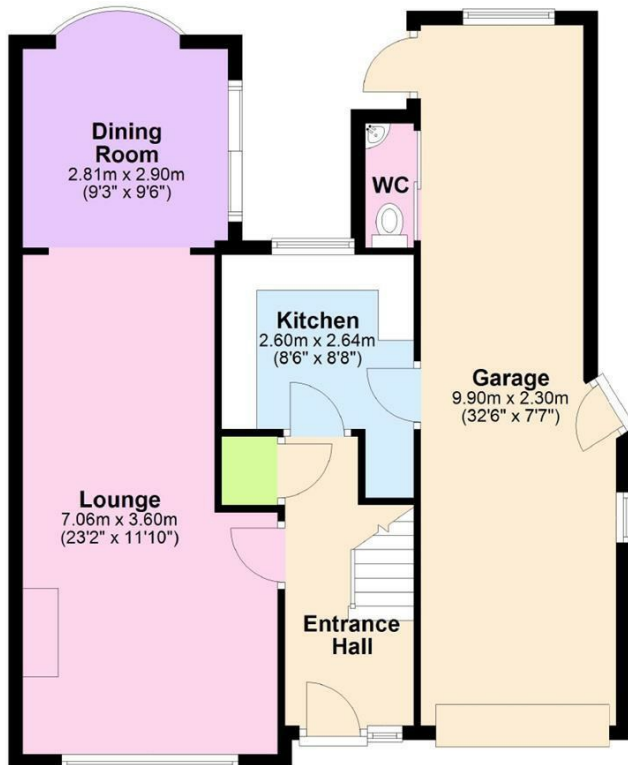
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

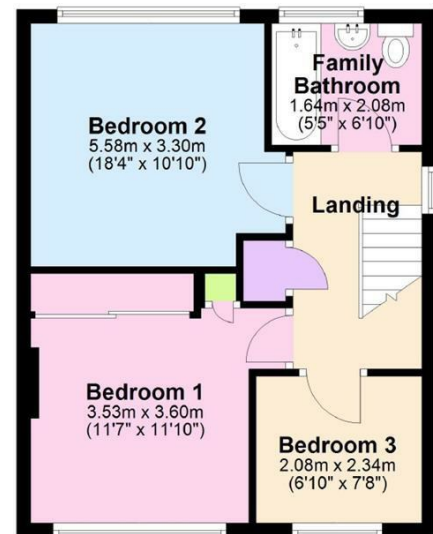
Ground Floor

Approx. 78.3 sq. metres (842.5 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



Total area: approx. 121.9 sq. metres (1312.6 sq. feet)