



## Henry Street, Kenilworth

£245,000

- Two Bedroom Mid Terraced Character House
- Fore Garden
- Local Amenities Close By
- Westerly Facing Rear Garden
- Modern Gas Central Heating
- No Onward Chain
- Energy Rating D - 63
- Three Piece Bathroom With Shower
- Double Glazing
- Warwick District Council Tax Band C

# Henry Street, Kenilworth, CV8 2HJ

An attractively presented two bedroom cottage in this popular residential position. The property is offered for sale with no onward chain and benefits from gas fired central heating and double glazing. The accommodation offers: fore garden, living room with feature living flame gas fireplace, dining room, fitted kitchen with integrated oven and hob, fridge/freezer and washing machine included, first floor landing, two double bedrooms, three piece white bathroom with shower over bath, attractive cottage style garden with a patio at the top end of the garden, secure side gated access. Internal inspection is highly recommended to appreciate this most attractive cottage that would make an ideal first time buy, investment or downsize property.



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D - 63

Council Tax Band:



## Approach

Approached over a private fore garden with wrought iron gate and with a front dwarf wall, stone patio leading to a hardwood front door with glazed lunar inset leading into the

## Lounge/Diner

With feature gas living flame fireplace with wood surround and sleek black hearth, dual radiator, double glazed window to front and rear, mains smoke alarm, range of double power points, central ceiling lights and floor standing storage housing the consumer unit. Useful understairs storage with hanging rail and power.

## Kitchen

Fitted with a range of matching flat panel style base and wall units, laminate rollover work surfaces, one and a half bowl drainer stainless steel sink unit with central chrome mixer tap, integrated single electric fan assisted oven and grill, four ring gas hob with illuminated extractor hood, splash backs, track lighting, Hoover washer and dryer, under counter fridge, opaque glazing and timber door with glazed insets to rear garden.

## First Floor Landing

Stairs rising to first floor with timber panel doors off to

## Bedroom One

Central ceiling light, radiator, window over the front elevation, pair of double slide wardrobe doors with mirror insets with hanging rail and shelving.

## Bedroom Two

Central ceiling light, radiator, window to rear, storage cupboard with hanging rail.

## Bathroom

A three piece white suite with a low level w.c., pedestal wash hand basin, panelled bath with mains fed shower with chrome fittings over bath with easy wipe splashback, ceramic tiling to full height to bath area and half height to remainder, radiator, opaque double glazed window, door to airing cupboard housing the Glowworm combi boiler servicing the hot water and central heating.

## Rear Garden

Westerly facing rear garden with variety of shrubs and plants with stone path and mainly laid to lawn, timber shed with steps leading to another timber shed at the top end of the garden, useful side gated access.

## Tenure

The property is freehold.

## Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

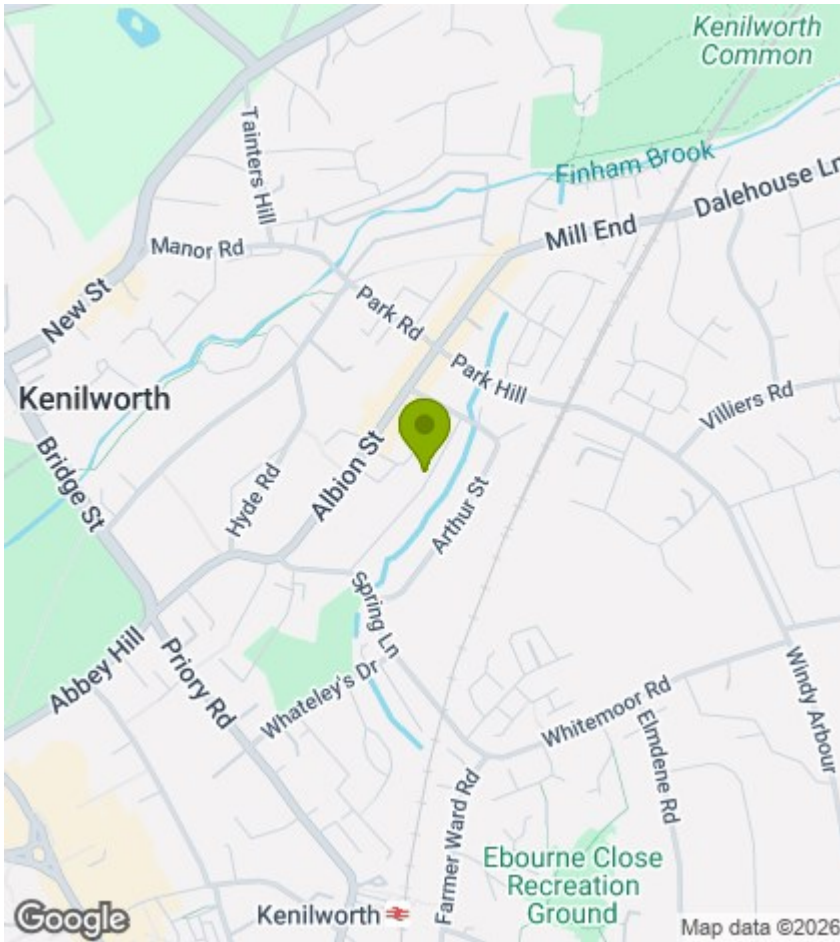
BT

Sky

Virgin

## Fixtures and 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.

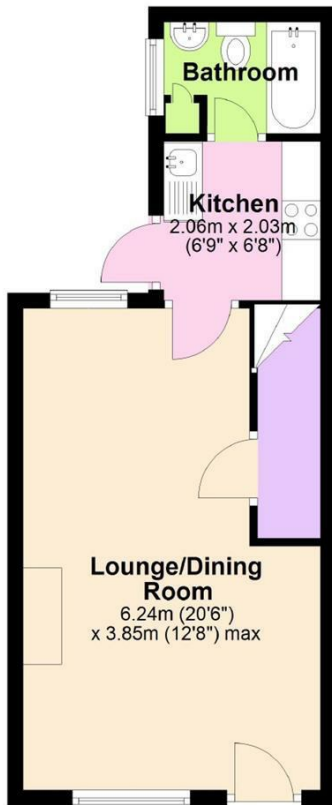
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(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	

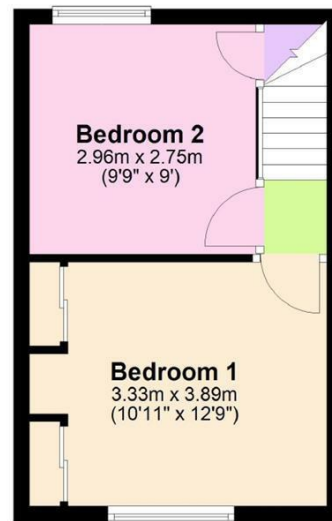
### Ground Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



### First Floor

Approx. 24.2 sq. metres (260.6 sq. feet)



Total area: approx. 55.8 sq. metres (600.1 sq. feet)