



Arthur Street, Kenilworth

Offers In The Region Of £255,000

- Character Two Bedroom Semi Detached House
- Open Porch & Reception Hall
- Living Room With Store Cupboard
- Rear Conservatory
- Modern Gas Central Heating
- Popular Old Kenilworth Location
- Energy Rating D - 58
- Fitted Modern Kitchen
- Attractive Rear Garden Withn Raised Decking
- Warwick District Council Tax Band B

Arthur Street, Kenilworth

OPEN DAY SATURDAY 29th AUGUST 12-13.30PM PLEASE CALL TO BOOK YOUR APPOINTMENT SLOT

An attractive semi-detached house in old Kenilworth in a sought after residential position within walking distance of the town centre, Abbey Fields, Kenilworth Castle and all the usual facilities and amenities. This gas centrally heated, fully double glazed property offers; front door to entrance hall with staircase rising to first floor, attractive living room with wood laminate flooring, fitted kitchen with full range of built-in appliances, rear dining conservatory overlooking the garden, first floor landing, large double bedroom, second bedroom, bathroom with bath & shower, forecourt garden to front and attractive enclosed lawned garden to rear.



Council Tax Band: B



Approach

With dwarf front wall with slate chipping's with inset paving and pathway leading to front door with external lantern, pitched tiled and timber open storm porch with new frosted double glazed front door into the

Entrance Hall

With ceramic tiling to floor, staircase rising to first floor, multi paned glazed door leads into

Living Room

With wood laminate flooring, radiator, double glazed window to front, ceiling light, under stairs storage cupboard with fitted light, useful storage space and housing the modern trip consumer unit and electricity meter.

Kitchen

Comprehensively fitted grey painted base and wall units with brushed steel handles, with oak work surfaces, one and a half bowl white ceramic sink with chrome mixer tap, integrated under counter double gas fan oven and grill with four ring Electrolux stainless steel gas hob with illuminated stainless steel extractor hood above, ceramic tiling to splash back, space and plumbing for dishwasher, LED ceiling down lighters, ceramic tiled floor, radiator, oak breakfast bar with double glazed window to side, space for large upright fridge freezer, utility cupboard housing the Worcester Bosch central heating boiler, (fitted 2023), space and plumbing for washing machine and slatted shelving.

Conservatory

With wood laminate flooring, feature bow fronted windows, pitched polycarbonate wall light points and feature drop down lights, french doors leading to the decked raised area, feature Victorian style radiator.

First Floor Landing

Stairs rise to first floor landing with ceiling light access to insulated and boarded loft space with retractable ladder, temperature control clock for the central heating doors leading off

Bathroom

With a three piece white suite comprising of a P shaped bath with glazed shower screen and Triton electric shower over the bath, pedestal wash hand basin, low level w.c., travertine style tiled flooring and matching wall tiling to half height and full height surrounding the bath/shower area, extractor fan, vertical towel rail/radiator, double glazed window with opaque glazing to rear, LED ceiling down lighters.

Double Bedroom One

With double glazed windows to front, built in wardrobes to one complete wall with twin hanging and shelving with sliding part mirrored doors, ceiling light.

Bedroom Two

With double glazed window to rear, radiator, ceiling light, built in former airing cupboard with slatted shelving.

Outside

A side pathway with gate leads to the rear of the property where there is

Rear garden

With Full width decking with steps to gravelled pathway leading to the top of the garden with further raised deck with timber garden shed, fully enclosed by perimeter fencing with mature maple tree. There is side gated access leading to the front with cold water tap.

Tenure

The property is Freehold.

Services

All main services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

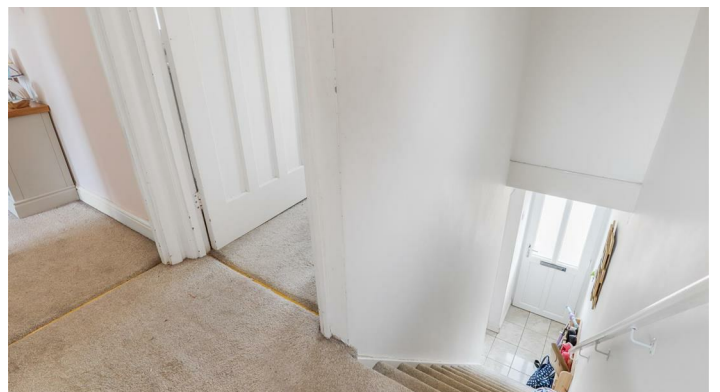
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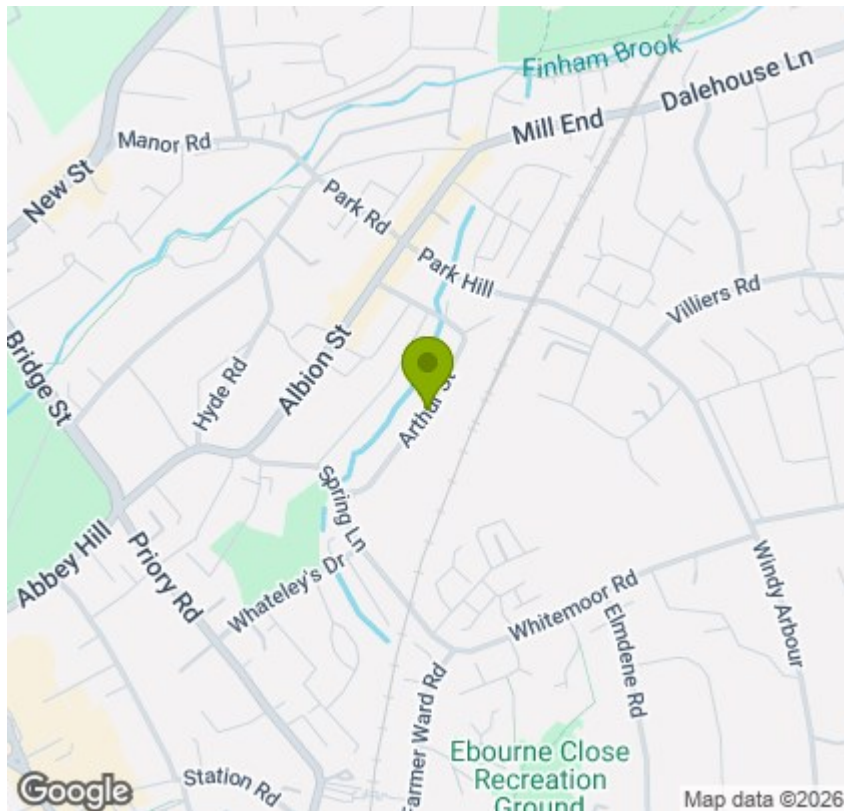
Virgin

Fixtures & 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

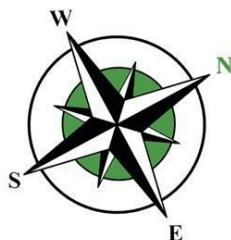
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LOCATION
Arthur Street

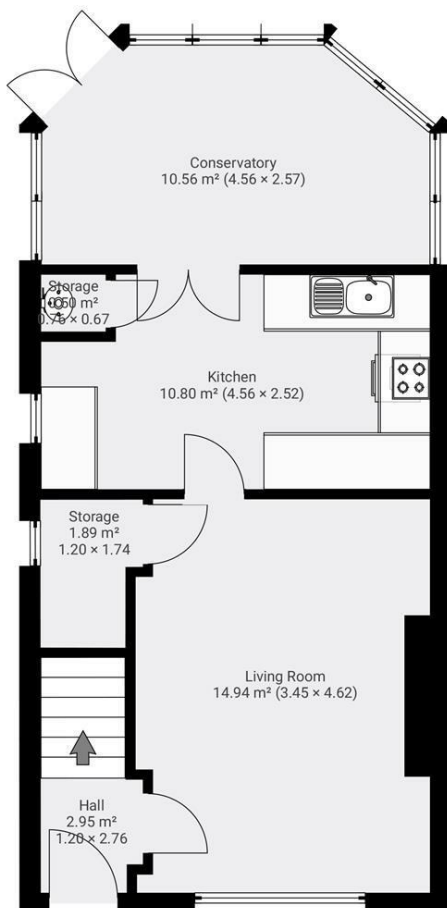
DETAILS
Total area: 69.47 m²
747.8 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatusm accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatusm is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatusm.

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1:75

▼ Ground Floor TOTAL AREA: 41.62 m²



▼ 1st Floor TOTAL AREA: 27.86 m²

