



Caesar Road, Kenilworth

Offers In The Region Of £429,950

- Three Bedroom Semi-Detached House
- Gas Central Heating
- Extended Family Kitchen
- EPC Rating - C
- Integral Garage
- Attractive Garden, Driveway & Parking
- Double Glazing
- Utility/Cloakroom
- Three Piece Bathroom
- Warwick District Council Tax Band - D

Caesar Road, Kenilworth, CV8 1DL

A immaculate and extended, quality three bedroom, semi-detached home, in this highly regarded residential position, within the Clinton School catchment. The home requires internal inspection. The accommodation offers: entrance porch, good size living room, useful under stairs storage, replacement glazed oak staircase, quality re-fitted breakfast/living/kitchen with solid oak work tops and integrated appliances, separate utility/cloakroom, access to single integral garage, first floor landing, three double bedrooms, master bedroom with built-in wardrobe, three piece family bathroom with shower over bath. The property benefits from PVCu double glazing, gas fired central heating and to the rear of the property there is a landscaped lawned rear garden, fully enclosed by perimeter fencing, outside is a block paviour driveway with parking for 2/3 vehicles.

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Council Tax Band: D



Approach

Approached over a block paved driveway to an open porch with composite front door, matching frosted glazed insets, step up into the

Living Room

Two radiators, two PVCu double glazed windows, feature central ceiling light, smoke alarm, feature brand new staircase with oak and glazing, useful under stairs storage cupboard, range of double power points, t.v. aerial point.

Extended Family Kitchen

Being a superb feature of the property, PVCu double glazed doors onto patio, full height PVCu double glazed window, additional PVCu double glazed window overlooking the garden, two high level velux roof windows, comprehensively fitted breakfast kitchen with quality solid oak work tops, matching high gloss base and wall units, integrated bellini dual fuel range cooker, AEG illuminated extractor hood above, integrated under unit fridge and freezer, integrated dishwasher, one and half bowl stainless steel sink mounted into the island unit, three drop down ceiling lantern, range of recessed ceiling lights, lime oak effect laminate flooring throughout, two feature radiators, four stool breakfast bar. door through to the

Utility

Fitted with a range of matching high gloss base units, round single bowl sink unit with chrome mixer tap, space and plumbing for automatic washing machine, low level w.c., useful full height high gloss storage cupboard, housing the Worcester combination boiler servicing the hot water and central heating, ceramic tiling to floor, frosted PVCu double glazed window to rear, matching frosted PVCu double glazed door.

First Floor Landing

Feature landing with oak and glazed balustrades, frosted PVCu double glazed window to side, feature central ceiling light, access to insulated loft space, oak door through to the

Bedroom One

Radiator, PVCu double glazed window to rear, feature central ceiling light, built-in double wardrobe with sliding door fronts, one mirror door, hanging rails and shelves above.

Bedroom Two

Radiator, PVCu double glazed window, feature central ceiling light.

Bedroom Three

Radiator, PVCu double glazed window, central ceiling light.

Family Bathroom

Three piece white suite, low level w.c., feature bath with central mixers, mains fed shower with matching chrome fittings and shower head, glazed shower screen, feature vanity wash hand basin, useful cupboard below, wall mounted heated towel rail, quality porcelain grey tiling to walls with chrome edge finish, range of recessed ceiling down lighters, frosted PVCu double glazed window to front.

Single Garage

Metal up and over door to front, power and light connected, wall mounted replacement electric isolation unit, useful shelving.

Rear Garden

Fully enclosed by brand new feather board fencing, mainly laid to lawn, full width patio with pathway, block edge sleepers, outside cold water tap, three feature chrome wall lights.

Tenure

The property is Freehold.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

123 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

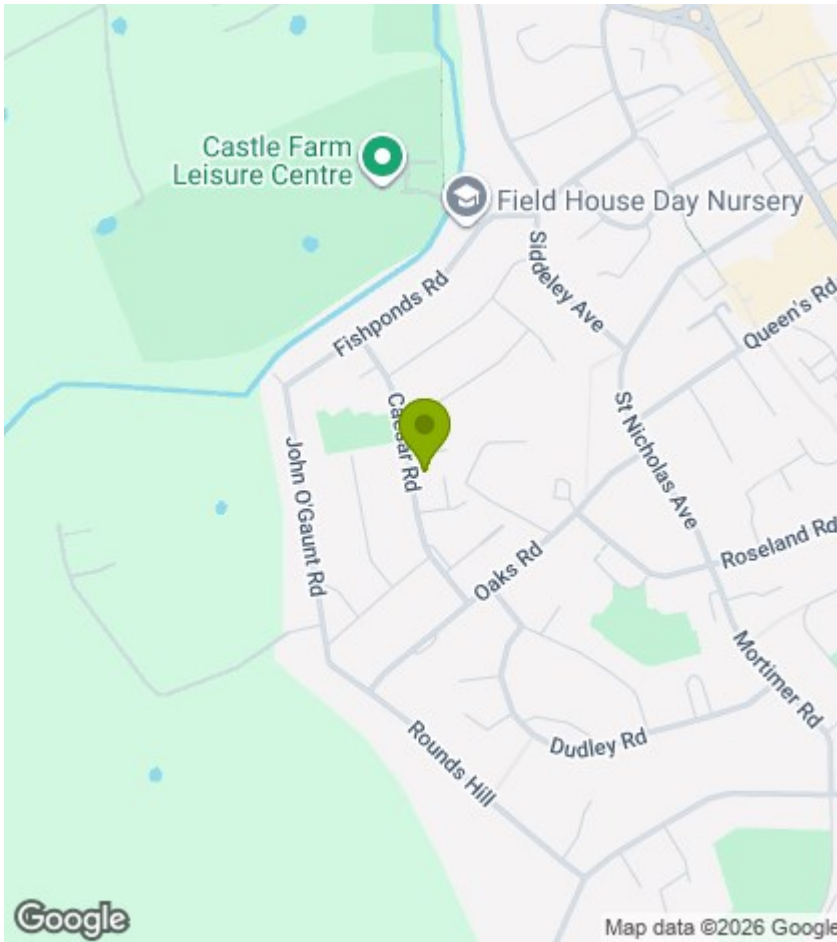
BT

Sky

Virgin

Fittings and Fixtures

All fittings and fixtures 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.

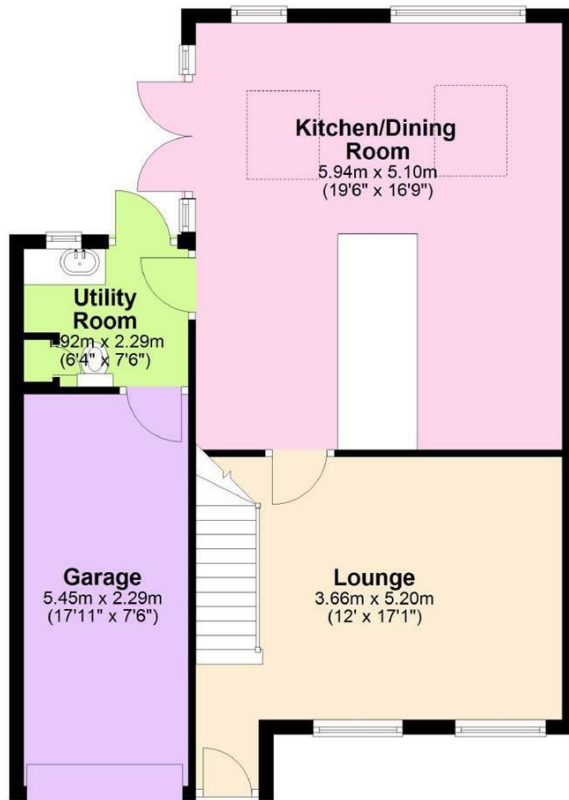
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(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	

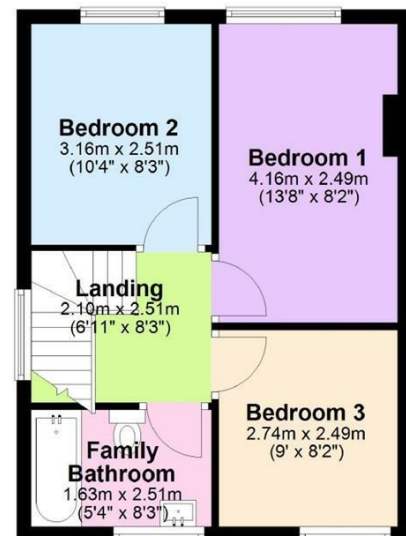
Ground Floor

Approx. 48.8 sq. metres (525.5 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 84.7 sq. metres (912.1 sq. feet)