



Willoughby Avenue, Kenilworth

Offers In The Region Of £439,500

- Three Bedroom Semi-Detached House
- Living Room With Feature Fireplace
- Open Plan Kitchen/Dining, Rear Lobby With Utility Area
- Refitted Bathroom
- Attractive Garden, Driveway Parking & Garage
- Enclosed Porch, Reception Hall & Cloakroom W.C
- Energy Rating C - 71
- Three Good Size Bedrooms
- Gas Central Heating & Double Glazing With New Boiler
- Warwick District Council Tax Band D

Willoughby Avenue, Kenilworth, CV8 1DG

A nicely re-fitted Bates 1960's semi-detached property built to the spacious mansard design boasting generous and well-proportioned rooms, located in a quiet and sought after residential road, within close walking distance of Kenilworth Town Centre and within the Ofsted outstanding Clinton School catchment. The property benefits from; enclosed porch, reception hallway and cloakroom W.C, separate living room, open plan breakfast kitchen with utility lobby off, first floor landing, two good double bedrooms with fitted wardrobes to bedroom two and three, luxury re-fitted bathroom with shower over. Outside there is a private rear garden with garage, front driveway with parking for two vehicles. The property benefits from double glazing and a new combination boiler.



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C - 71

Council Tax Band: D



Approach

Approached via a gravelled driveway to an enclosed PVCu front door leading into small porch area with inner door leading to the

Reception Hall

With wood laminate flooring, window to side, stairs rising to first floor landing, understairs storage area with replacement wall mounted 18th edition electric isolation unit, gas meter and electricity meter, panelled door through to the

Cloakroom

With a low-level water closet, a wall-mounted corner wash hand basin featuring a central mixer tap, wood laminate flooring, a double-glazed window at the front, a radiator, and a central ceiling light point.

Living Room

The room features a multi-paned double-glazed window at the front, a ceiling light, and wood laminate flooring. There is a radiator with a floating shelf above it and a recessed living flame-effect gas fire, complete with a matching slate composite inset and hearth, topped with an oak beam and oak internal doors lead to the

Open Plan Dining/Kitchen

Dining Area with wood laminate flooring, ceiling light, sliding patio doors, opening to the

Kitchen Area

The kitchen is comprehensively equipped with a variety of handles, featuring matte grey base drawers and a stainless steel double bowl sink with a drainer and worktop. It includes an integrated Lamona double fan-assisted oven and grill, alongside a four-burner stainless steel gas hob with an illuminated stainless steel extractor hood above. There is a wall-mounted Alpha combination boiler that provides hot water and central heating, installed on April 26. The design also features a peninsula island unit or breakfast bar with wood grain effect work surfaces, as well as space for a large American-style fridge freezer. A double-glazed window is placed to the side, and there is an oak and glazed door leading into the space.

Outer Lobby

With a window to the side, there is a door leading to the garden and a utility area with space and plumbing for a washing machine and stacked dryer.

First Floor Landing

With a side window, there is access to the insulated roof space via a retractable ladder. An airing cupboard with slatted shelving is available, along with a useful storage cupboard over the bulkhead stairs that includes fitted shelving.

Double Bedroom One

The room features a multi-paned front window, a ceiling light, and wood laminate flooring.

Double Bedroom Two

Laminate wood flooring, ceiling light, coving, radiator, and a rear window. Built-in double wardrobes along one wall feature matching black mirrored doors with a range of useful shelving and twin hanging rails.

Bedroom Three

Featuring a front window, a radiator, a ceiling light, wood laminate flooring, and a useful open wardrobe/storage over the bulkhead.

Refitted Bathroom

The bathroom features a newly updated three-piece white suite, which includes a low-level enclosed toilet, a matching vanity wash basin with a cupboard below, and a central mixer tap. There is also a panelled bathtub equipped with a chrome mixer and shower attachments, along with a rain head shower and a glazed shower screen. The walls and floor are finished with porcelain tiles. Additional amenities include a ceiling light and an opaque window at the rear with a heated chrome towel rail.

Rear Garden

Fully enclosed by perimeter fencing, laid to lawn with two raised brick flower borders with a nice variety of screening trees, side gated pedestrian access to the side of the property.

Single Garage

Featuring a wooden up-and-over door at the front, with power and light connected, and an opaque PVCu window.

Outside

At the front of the property, there is a nicely maintained lawned garden featuring a low-level brick wall and well-kept borders with a variety of shrubs, trees, and raised flower beds. The tarmac driveway provides ample parking space for several vehicles and includes an outdoor cold water tap.

Tenure

The property is freehold.

Services

All main services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

71 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

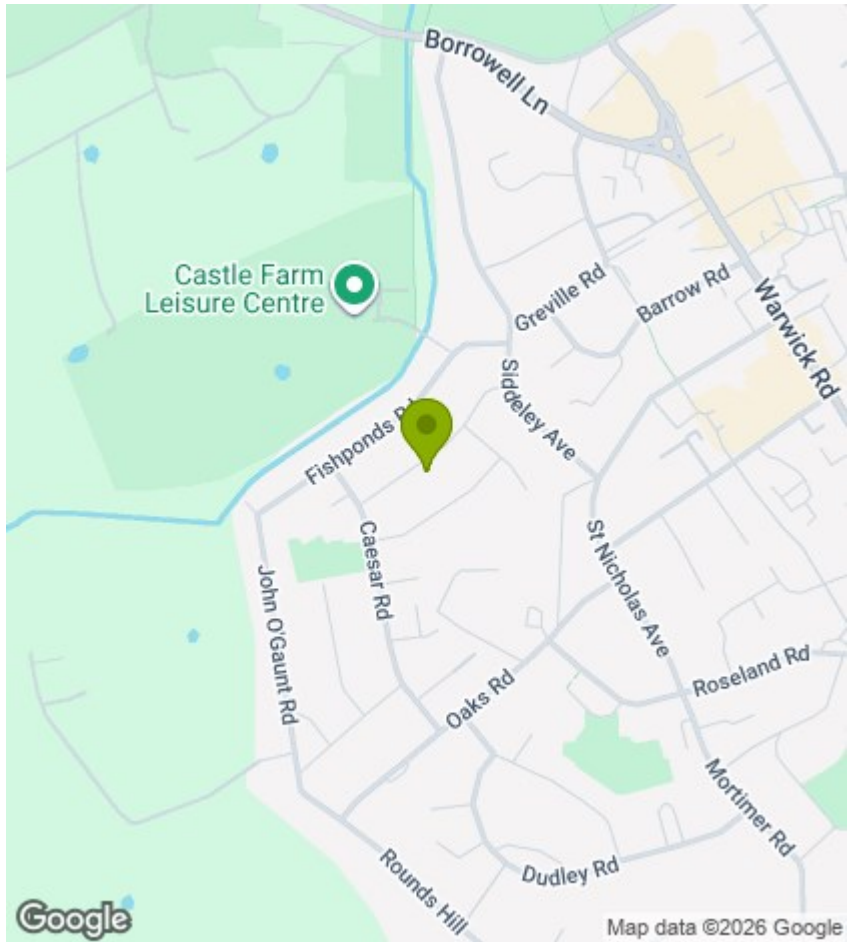
BT

Sky

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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



LOCATION
Willoughby

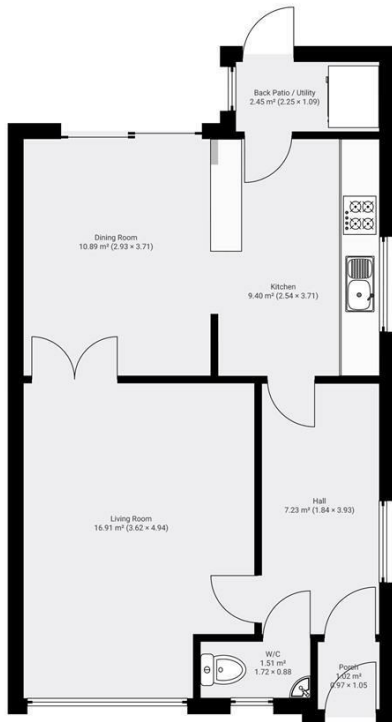
DETAILS
Total area: 106.72 m²
1148.72 sq.ft



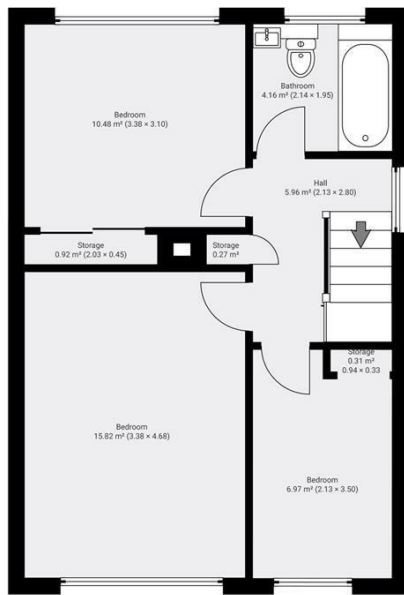
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▼ Ground Floor TOTAL AREA: 49.39 m²



▼ 1st Floor TOTAL AREA: 44.88 m²



▼ External TOTAL AREA: 12.45 m²

