



Albion Street, Kenilworth. Warwickshire CV8 2FX

£300,000

- Quality Three Bedroom Mid Terraced
- Gas Central Heating & Double Glazing
- Generous Rear Gardens
- Fitted Kitchen With Appliances And A Cellar
- First Floor Bathroom With Shower
- Offered With No Onward Chain
- EPC Rating C - 71
- Through Lounge With Feature Fireplaces
- Close To Kenilworth Town Centre
- Warwick District Council Tax Band C

Albion Street, Kenilworth, CV8 2FX

Offered for sale with no upward chain, this traditional three-bedroom terraced home benefits from gas central heating and double glazing throughout and represents an excellent opportunity to live close to Kenilworth Town Centre and The Abbey Fields. The accommodation comprises an entrance vestibule leading into a welcoming spacious through lounge/dining room featuring attractive cast iron fireplaces with elegant Adams-style surrounds.

To the rear of the property is a fitted shaker-style kitchen with a range of integrated appliances included within the sale, together with access to a useful single-chamber cellar providing additional storage space.

The first floor offers three well-proportioned bedrooms and a family bathroom fitted with a white suite.

Outside, the property enjoys a generous tiered rear garden with pedestrian access to the rear, providing an excellent outdoor space for entertaining, gardening, or family enjoyment.

Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.



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C - 71

Council Tax Band: C



The property is freehold.

Vestibule

With coir matting and door into the through lounge.

Through Lounge/Dining Room

6.97m x 2.97m min (22'10" x 9'8" min)

Having a window to the fore, stripped wood flooring and a cast iron fireplace with an Adams style surfing and tiled inlay and hearth, twin radiators, further window to the rear and a further cast iron fireplace with tiled hearth and inlay. Door leads into the kitchen.

Fitted Kitchen

4.62m x 2.49m (15'1" x 8'2")

Fitted with cream shaker style units to wall and base. The base units have a wood block effect counter top with matching upstands and an inset stainless steel sink unit. Included with in the sale is the washing machine, dishwasher, upright fridge freezer and a built in gas hob, extractor canopy and electric oven. Windows and doors to the rear.

Cellar

3.35m x 4.01m (10'11" x 13'1")

Radiator and window to the rear. The cellar is a single chamber and used for storage.

Landing

Access to loft void and doors off to

Bedroom One

3.41m x 4.01m (11'2" x 13'1")

Window to the fore, radiator and an ornate cast iron fireplace with tiled hearth.

Bedroom Two

3.40m x 2.37m (11'1" x 7'9")

Window to the rear with a radiator beneath.

Bedroom Three

3.86m x 2.51m (12'7" x 8'2")

Window to the rear and a radiator.

Bathroom

Fitted with a white suite that comprises a P-shaped bath with electric shower and screen. Close coupled wc and a pedestal wash hand basin. Tiled to full height, heated towel rail and laminate flooring.

Rear Garden

Having a pea gravel patio and steps down to the artificial lawn and further patios beyond. Enclosed by panelled fencing. There is a pedestrian right of way to the rear of the house.

Tenure



Viewings

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

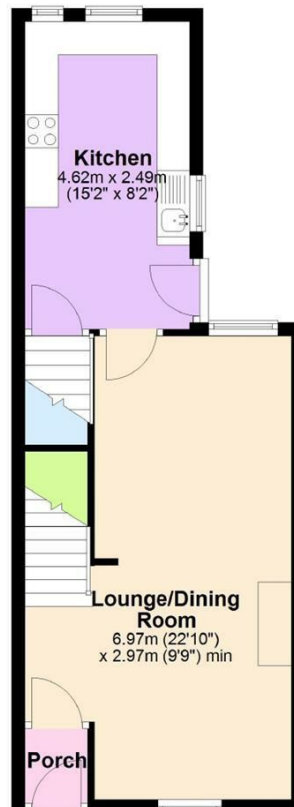
EPC Rating:

C

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

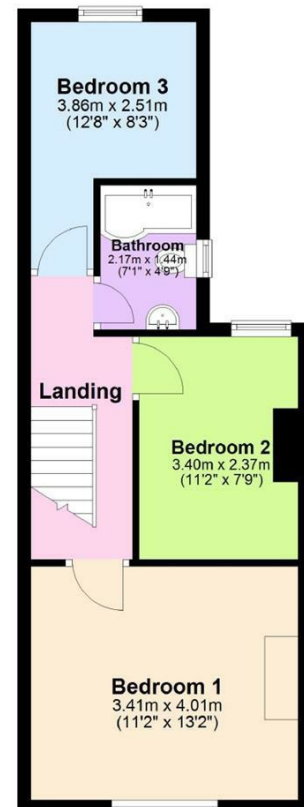
Ground Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



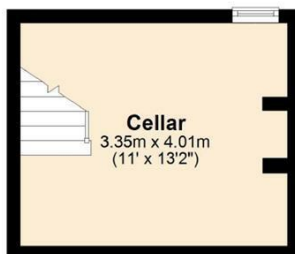
First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Basement

Approx. 13.4 sq. metres (144.7 sq. feet)



Total area: approx. 92.8 sq. metres (998.7 sq. feet)