



Turton Way, Kenilworth

Offers Over £315,000

- Three Bedroom Semi Detached House
- Bathroom With Shower
- Gas Central Heating & Double Glazing
- Lounge & Separate Dining Area
- No Onward Chain
- Modern Fitted Kitchen With Appliances
- EPC Rating C - 75
- Block Paved Driveway
- Rear Garden, Patio & Shed
- Warwick District Council Tax Band D

Turton Way, Kenilworth, CV8 2RT

A modern three-bedroom semi-detached house set in this quiet cul-de-sac close to the Ofsted outstanding Kenilworth secondary school and within the Thorns/Park Hill junior school catchment. The property comprises a front open plan lounge, dining area with patio doors and a modern fitted kitchen with appliances. On the first floor are three bedrooms (one double) and a white bathroom suite with a thermostatic shower. Outside is a block paved driveway offering hardstanding and an attractive rear garden with shed. The property benefits from modern gas fired central heating, double glazing and no onward chain, it has also been recently redecorated and recarpeted.



3



1



2



C - 75

Council Tax Band: D



Approach

Over a block paved and gravelled driveway offers hardstanding for two vehicles, pitched tiled and canopy porch, wooden panelled door into the

Lounge

4.01m x 4.22m (13'1" x 13'10")

With inset matting and new carpeting, double glazed window to front, radiator, stairs rise to the first-floor landing with an understairs cupboard. Stone effect ornate fireplace. Archway into the dining area.

Dining Area

3.20m x 2.22m (10'5" x 7'3")

With dark wood effect wood laminate flooring, radiator and double glazed french doors into the rear garden, ceiling light, coving, arch to the

Fitted Kitchen

3.20m x 1.90m (10'5" x 6'2")

Fitted with high gloss white units to wall and base, single drainer stainless steel sink with chrome mixer tap, roll topped worksurface with an inset induction hob which is above the fan assisted electric oven. Brushed steel extractor, Hoover washing machine, Hotpoint upright fridge freezer and Samsung microwave included in the sale. Tiled splashbacks and a double glazed window to rear, wall mounted electric isolation unit.

First Floor Landing

With new carpeting, ceiling light, smoke alarm, temperature control clock for the central heating, access to insulated roof space, doors to all three bedrooms and bathroom leading off.

Bedroom One

2.76m x 3.23m (9'0" x 10'7")

With a double glazed window to front, radiator, built in wardrobe with hanging and shelf, mirror, airing cupboard housing the Worcester Bosch combination boiler servicing the hot water and central heating.

Bedroom Two

2.90m x 2.06m (9'6" x 6'9")

Double glazed window to rear, coving, ceiling light and radiator.

Bedroom Three

2.04m x 2.10m (6'8" x 6'10")

Double glazed window to rear, radiator, ceiling light and coving.

Bathroom

Fitted with a white suite that has a panelled bath with thermostatic shower and screen, concealed cistern w.c and a wall hung vanity wash hand basin with waterfall tap, shaver point and mirror. Chrome heated towel rail, tiled splashbacks and a frosted double glazed window to side.

Rear Garden

Having side access to the block paved patio and formal lawns. Enclosed by panelled fencing with a timber shed at the top of the garden.

Tenure

The property is freehold.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

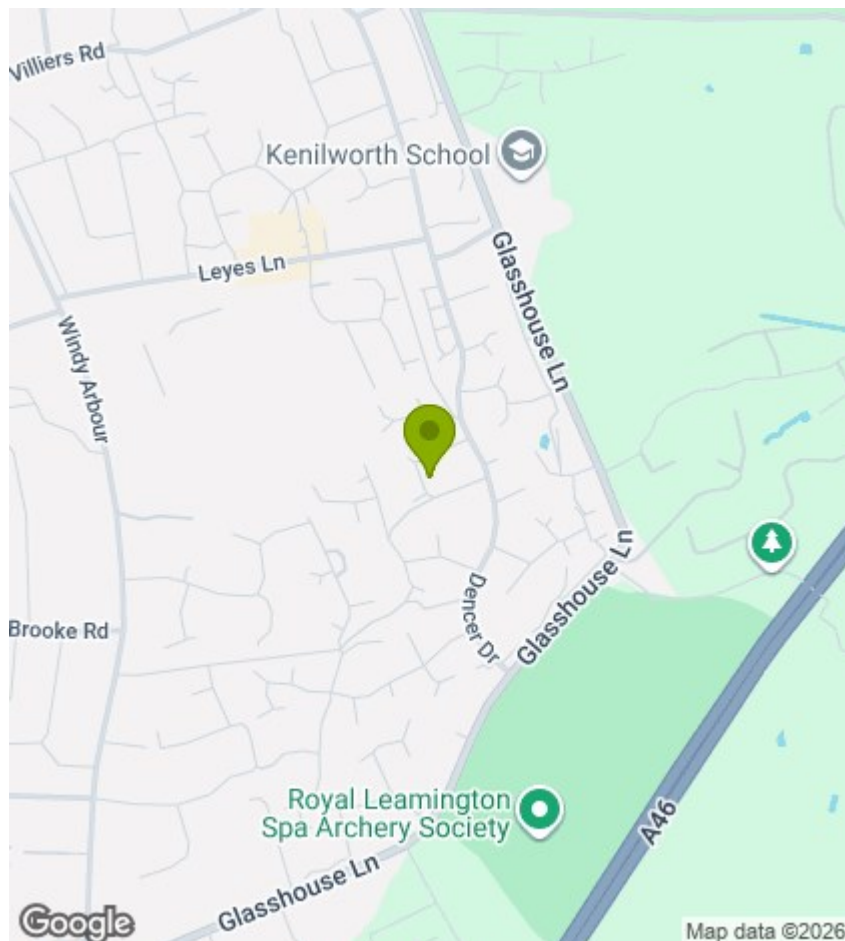
BT

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		89
(81-91) B		
(69-80) C	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. 30.8 sq. metres



First Floor

Approx. 30.9 sq. metres



Total area: approx. 61.8 sq. metres