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Trentham Gardens, Kenilworth

Offers Over £360,000

- Three Bedroom Semi-Detached House
- Canopy Porch And Reception Hall
- Lounge With Through Dining Room
- Three Bedroom With Two Doubles
- Rear Paved Garden, Detached Single Garage And Driveway
- Popular Knights Meadow Estate With No Onward Chain
- Energy Rating D - 64
- Fitted Kitchen
- Shower Room
- Warwick District Council Tax Band D

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Trentham Gardens, Kenilworth, CV8 2NW

A three-bedroom semi-detached house situated on the Knights Meadow estate, offered for sale with no onward chain, full gas fired central heating and double glazing. The accommodation comprises, side canopy porch entrance, reception hallway, fitted kitchen, through lounge and dining room, first floor landing with three bedrooms two being double bedrooms, shower room, outside low maintenance paved rear garden with single detached garage to the rear of the garden with driveway parking in front. The property has a lovely open aspect to a green front. Early inspection is advised.

3 1 1 D - 64 Council Tax Band: D

Approach
Over a side concrete stepped pathway to a pitched tiled canopy porch with a wood grain effect upvc door with double glazed opaque insets with side light and ceiling courtesy light into the

Reception Hall
With double glazed window to front, radiator, ceiling light, smoke alarm, stairs rising to the first floor with useful understairs storage cupboard housing the electric isolation unit, door to

Lounge
4.03 x 3.25 (13'2" x 10'7")
With a double glazed window to front, radiator, electric log effect stove, brick fireplace and t,v stand with quarry tiled hearth and wood mantel, radiator, ceiling light, arch to the

Dining Room
3.33 x 2.84 (10'11" x 9'3")
With double glazed window to rear, radiator and ceiling light.

Kitchen
3.33 x 2.31 (10'11" x 7'6")
Comprehensively fitted with a range of matching oak fronted base and wall units with marble effect rounded edge work surfaces with ceramic tiled splash backs, single drainer stainless steel sink with chrome mixer tap, integrated under counter fan assisted oven and grill with four ring gas hob with concealed illuminated extractor hood over, space for under counter fridge freezer, space and plumbing for slim-line dishwasher, space and plumbing for washing machine, double glazed window to side and rear with door, wall mounted Alpha Evoke combination boiler servicing the hot water and central heating (installed 2019), ceiling spot lights, door to dining room.

First Floor Landing
With double glazed window to side, banister rail, access to insulated and part boarded loft space with retractable ladder, door to

Double Bedroom One
4.04 x 3.14 (13'3" x 10'3")
With double glazed window to front with lovely views across the green, radiator, coving, ceiling light, matching built in set of two double wardrobes with hanging and shelving with matching cupboards over, central vanity unit with fitted mirror and light with drawers below, further spacious former airing cupboard with slatted shelving.

Double Bedroom Two
3.33 x 3.42 (10'11" x 11'2")
With double glazed window to rear, radiator, ceiling light, built in pair of double wardrobes with hanging and shelving and matching cupboard over.

Bedroom Three
With double glazed window to front, radiator, ceiling light, fitted shelf, built in over bulk head storage cupboard/wardrobe with hanging and shelf.

Shower Room
1.79 x 1.66 (5'10" x 5'5")
With a three-piece white suite with low level w.c, pedestal wash hand basin, large walk in shower enclosure with Mira electric shower and fitted frosted glazed shower screen, ceramic tiling, radiator, ceiling light, opaque double-glazed window to rear.

Rear Garden
Fully enclosed by perimeter fencing and side garden wall, laid to low maintenance paving with raised rockery boarded with a lovely variety of shrubs and plants with climbing roses, side secure gated access to the front with ideal wheelie bin storage area with external meter cupboards, cold water tap and water butt, central pathway leading to the

Garage
2.75 x 5.10 (9'0" x 16'8")
Single brick built garage with a pitched tiled roof, metal up and over door to front with parking for one car directly in front, power and light connected with single glazed window looking into the garden.

Front
To the front of the property is a good size lawn foregarden with concrete pathway leading to the side entrance door.

Services
All mains services are connected;

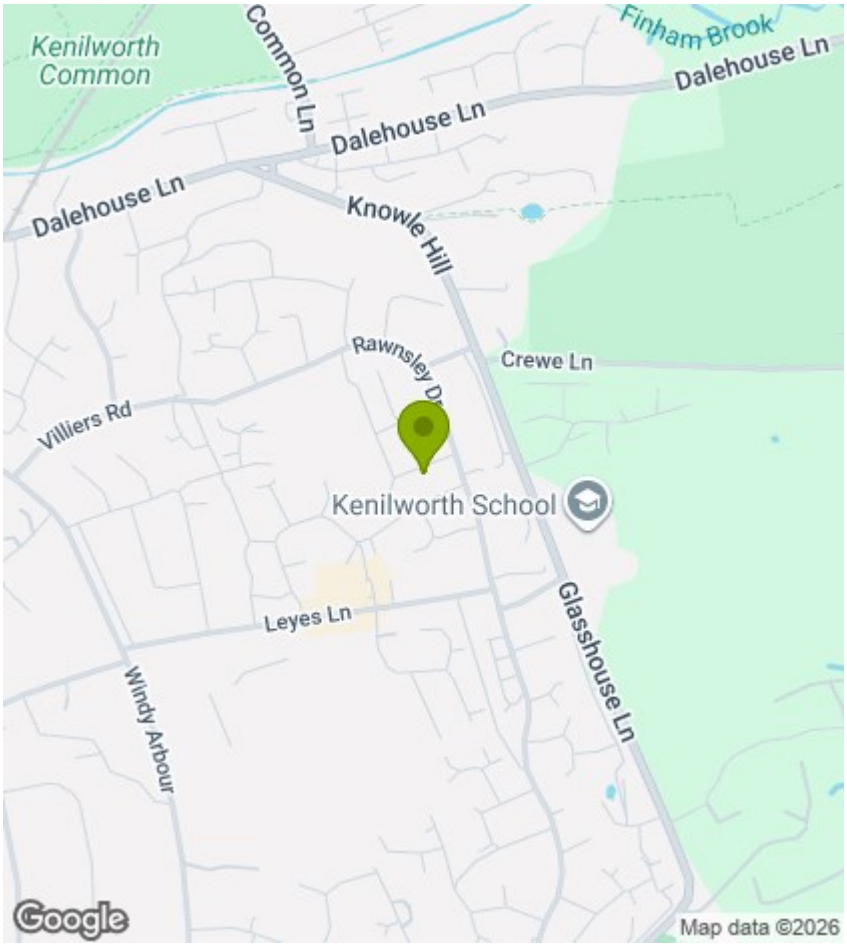
Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
27 Mbps
Ultrafast
1000 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

Tenure
The property is freehold.

Fixtures And Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

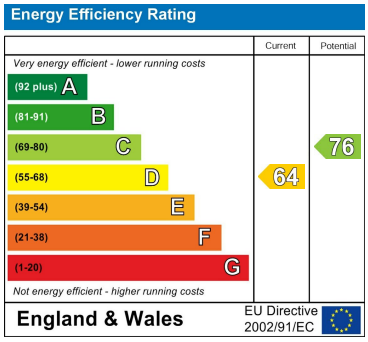


Viewings

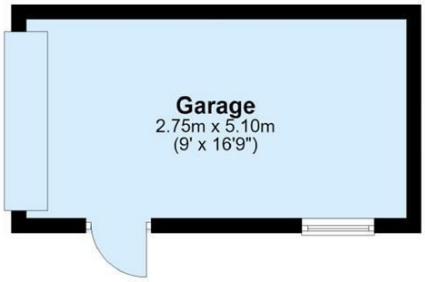
Viewings by arrangement only. Call 01926 857244 to make an appointment.

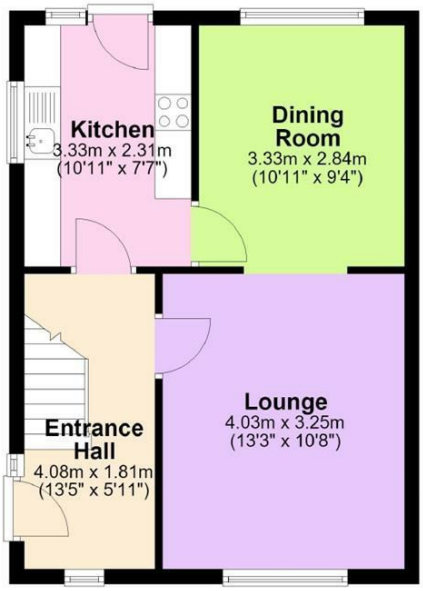
EPC Rating:

D

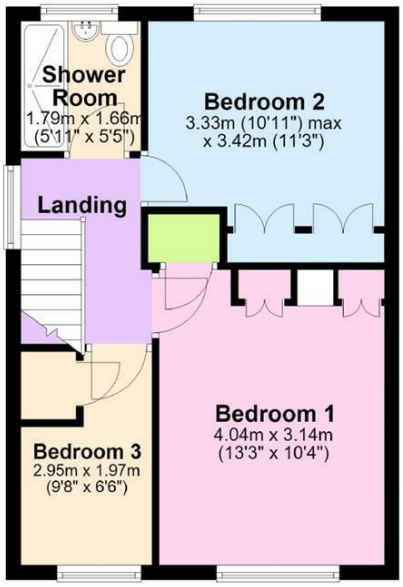


Ground Floor





First Floor



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