BOOTHROYD
& Company

Redfern Avenue, Kenilworth

£269,950

- Three Bedroom End Terraced House - No Onward Chain
- Front Lounge
- Dining/Breakfast Kitchen
- Three Bedrooms/Two Doubles
- Tiered Rear Garden & Lawned Fore Garden
- Reception Hall & Cloakroom W.C
- Energy Rating - TBC
- Lean-To Conservatory
- Refitted Bathroom
- Warwick District Council Tax Band C

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Redfern Avenue, Kenilworth, CV8 2NA

A three bedroom end of terrace house in a popular residential location, offered for sale with no chain and immediate vacant possession. The property would make an ideal first time purchase. The accommodation offers; reception hallway with good storage, cloakroom w.c, lounge, kitchen/dining room with walk in storage/pantry plus lean to/conservatory, to the first floor landing there are, three bedrooms (two doubles), refitted bathroom, low maintenance courtyard tired rear garden with access to rear for bin access. The property benefits from gas fired central heating and double glazing and is within the St Nicolas junior and Kenilworth secondary school catchment.

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Council Tax Band: C

Approach
Approached over a stepped pathway to an open canopy storm porch, step up to a double glazed front door to grab rails leading into the

Reception Hall
Stairs rising to the first floor landing, matching banister rail and spindles, radiator, smoke alarm, central ceiling light, useful under stairs open storage area, telephone point, panelled door to cloaks cupboard housing the gas meter and fitted shelves, further large storage cupboard with shelving, panelled door to the

Cloakroom w.c
With a modern two piece white suite with low level w.c, corner wall hung wash hand basin with chrome mixer tap, white ceramic tiling to walls, opaque double glazed window to front, ceiling light, vinyl floor, wall mounted electric isolation unit.

Lounge
3.58m x 3.44m (11'8" x 11'3")
With a double glazed window to front, central ceiling light, radiator, wall mounted Drayton digital temperature control clock for the central heating.

Kitchen/Dining Room
3.48m x 5.29m (11'5" x 17'4")
Kitchen area fitted with a range of matching oak effect base and wall units with marble effect rounded edge work surfaces with one and a half bowl brown composite sink with chrome mixer tap, ceramic tiling to splash back, peninsular with further base cupboards and glazed display cabinets, space and plumbing for washing machine, integrated Hotpoint double fan assisted oven and grill with four ring stainless steel hob with concealed illuminated extractor hood over, vinyl floor, double glazed window to rear, wall mounted Valiant combination boiler servicing the hot water and central heating, opening to the dining area with space for large breakfast or dining table, wood laminate flooring, large walk in storage/pantry cupboard, ceiling light, radiator, window and door looking into the lean to

First Floor Landing
Access to insulated loft space, smoke alarm, central ceiling light, coving, panelled door to useful storage cupboard with fitted shelving, door to

Lean To Conservatory
With a pitched polycarbonate roof with double glazed surrounding windows and door to courtyard.

Double Bedroom One
4.53m x 3.37m (14'10" x 11'0")
With radiator, double glazed window to front with elevated views towards Lower Ladies Hill.

Double Bedroom Two
3.48 x 3.07 (11'5" x 10'0")
With double glazed window to rear, radiator and ceiling light.

Bedroom Three
2.79 x 2.61 (9'1" x 8'6")
With double glazed window to front, ceiling light and radiator.

Bathroom
With a reffited three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with central chrome mixer tap with Triton electric shower over with rail, vinyl floor, opaque double glazed window to rear, radiator, ceiling light.

Outside
Laid to low maintenance paving, enclosed by perimeter fencing, useful concrete sectional store, step down to a rear gated bin access.

Front
To the front of the property is an inset lawned fore garden with central steps to the front door, boarders with a variety of established shrubs and plants.

Tenure
The property is freehold.

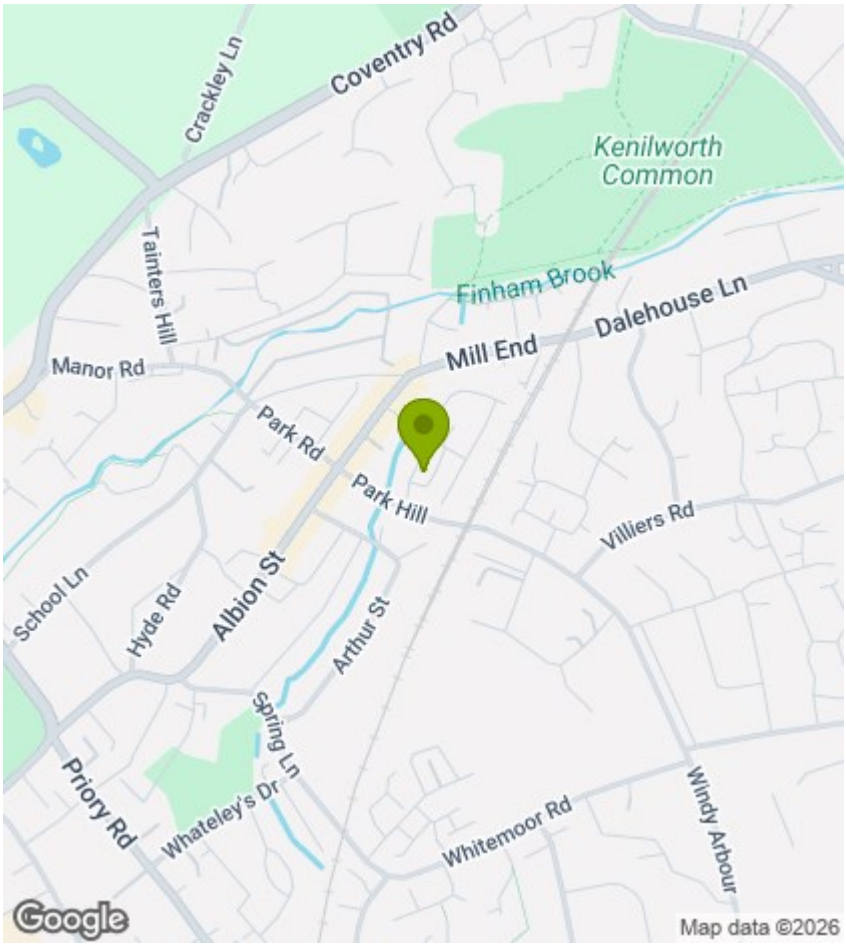
Services
All main services are Connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
12 Mbps
Superfast
75 Mbps
Ultrafast
1000 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

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

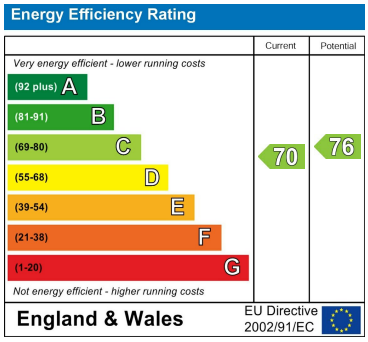


Viewings

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

EPC Rating:

C



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