



Berkeley Road, Kenilworth, Warwickshire. CV8 1AP

Asking Price £625,000

- Four/Five Bedroom Detached Requiring Modernisation
- Warm Air Central Heating & Double Glazing
- Double Width Driveway & Single Garage
- Extended Ground Floor With Study & Wet Room
- Highly Desirable Location
- Occupying An Envious Plot With Extensive Gardens
- EPC Rating D - 58
- Offered With No Onward Chain
- L-Shaped Lounge/Dining Room & Breakfast Kitchen
- Warwick District Council Tax Band F

Berkeley Road, Kenilworth, CV8 1AP

A four bedroom detached property occupying a particularly attractive and generously proportioned plot, ideally situated close to Kenilworth's historic Old High Street, Kenilworth Castle and the popular Abbey Fields. Offered for sale with no onward chain, the property provides an excellent opportunity for buyers seeking a substantial family home with scope for modernisation and improvement.

The ground floor comprises a recessed porch, entrance porch and hallway, wet room, spacious open plan lounge/dining room, kitchen with adjoining utility area and a separate study. To the first floor are four bedrooms and a family bathroom.

A notable feature of the property is its excellent position and impressive plot, with an extensive frontage providing considerable outside space and further potential, subject to any necessary consents. The property benefits from double glazing, warm air central heating and has the benefit of a double width driveway and single garage.

The property offers considerable scope to create a superb family home in one of Kenilworth's most sought-after and convenient locations. Viewing is highly recommended.



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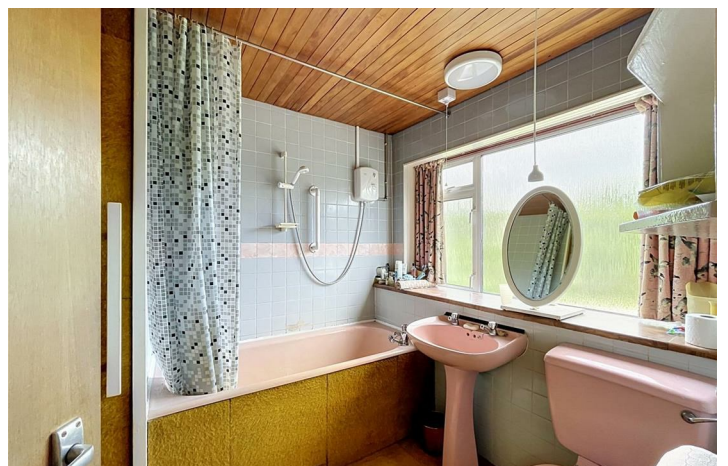


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D - 58

Council Tax Band: F



Driveway

There is a double width block paved driveway leading to the integral single garage and to the front entrance door.

Porch

With entrance door, engineered wood flooring and further door into the entrance hallway.

Entrance Hallway

Stairs to the first floor landing with cupboard above and beneath and doors off to:

Study

3.53m x 2.85m (11'6" x 9'4")

Windows to the fore, twin oil filled radiators, engineered wood flooring and a door into the wet room.

Wet Room

2.18m x 1.66m (7'1" x 5'5")

With a close coupled wc, wall hung wash hand basin and a shower. Tiling to full height

Lounge/Dining Room

7.04m x 3.71m (23'1" x 12'2")

Having twin patio doors onto the rear patio and garden and a bow window to the fore. Brick fireplace with a four bar gas fire with mahogany mantel.

Breakfast Kitchen

2.53m x 4.90m (8'3" x 16'0")

Fitted with Formica fronted units with matching counters. Double drainer sink unit set beneath the window to the rear. Tiling to splashbacks and an eye level double oven and halogen hob. The breakfast area has patio doors onto the rear garden and a pantry.

Utility

1.55m x 2.53m (5'1" x 8'3")

Twin base unit with sink above. Plumbing for automatic washing machine, cupboard and door into the garden.

Landing

Access to loft void and doors off to:

Bedroom One

3.80m x 3.92m (12'5" x 12'10")

Window to the fore and built in wardrobes.

Bedroom Two

3.80m x 3.15m (12'5" x 10'4")

Window to the fore and a built in cupboard.

Bedroom Three

2.22m x 3.11m (7'3" x 10'2")

Window to the rear and sliding wardrobe's.

Bedroom Four

2.22m x 2.74m (7'3" x 8'11")

Window to the rear.

Bathroom

Fitted with a coloured suite that comprises a panelled bath, pedestal wash hand basin and a close coupled wc. Tiling to splashbacks, frosted window and a medicine cabinet.

Rear Garden

Access can be gained via the side gate with a hardstanding area beyond with two timber sheds. The block pathway becomes a patio on the rear of the house with formal lawns beyond. Mature tree and shrub border which is enclosed by fencing.

Garage

5.44m x 2.53m (17'10" x 8'3")

Having an up and over door and power and lighting.

Tenure

The property is freehold



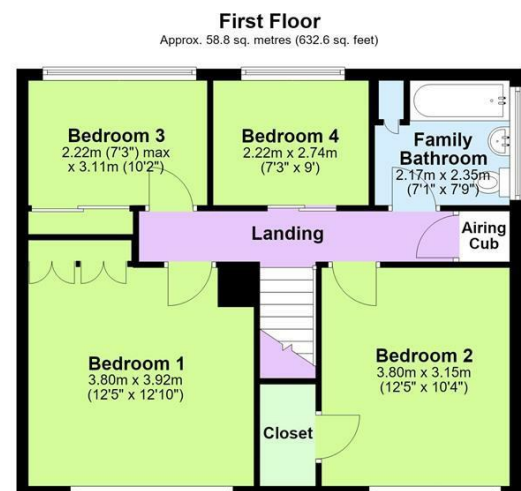
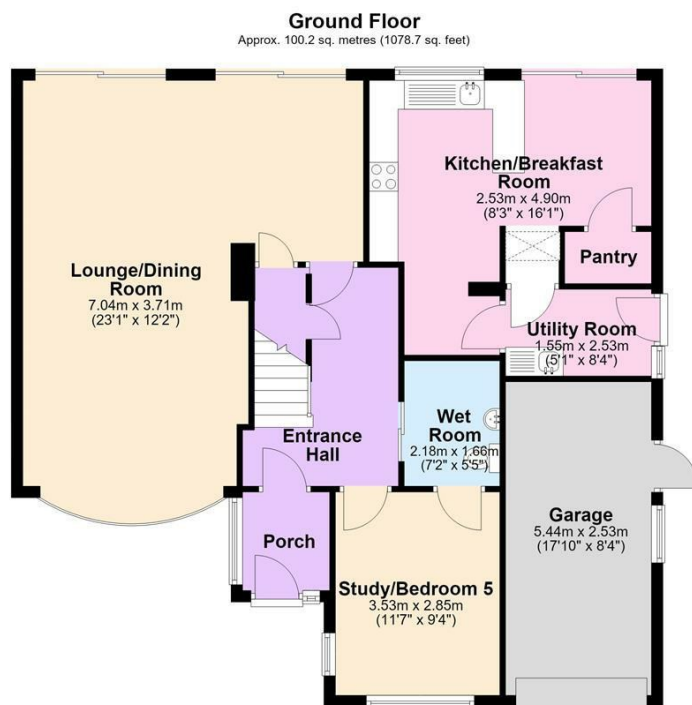
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 159.0 sq. metres (1711.2 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.