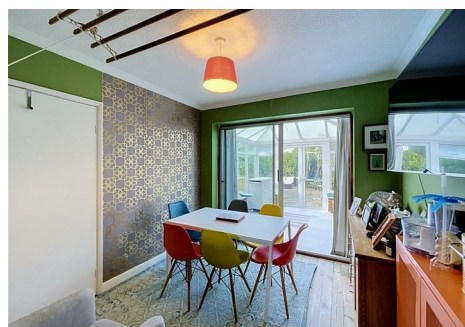




## Thornby Avenue, Kenilworth

£425,000

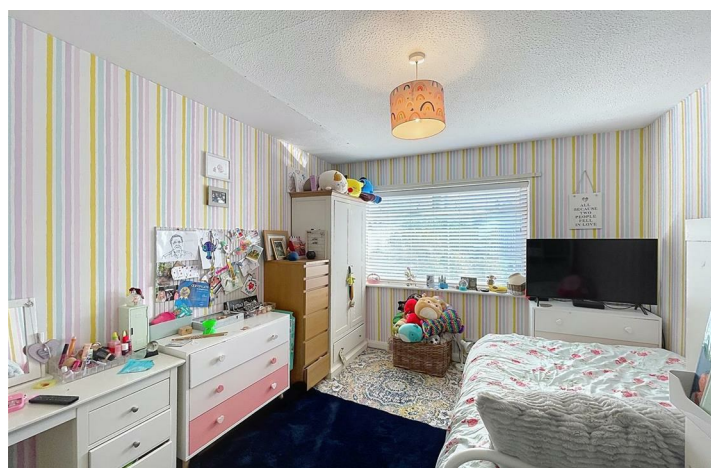
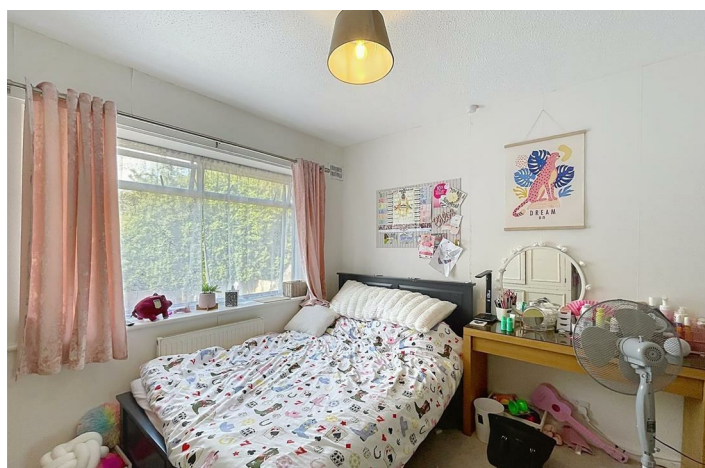
- Three Bedroom Semi Detached House Close To Windy Arbour
- Reception Hall & Walk In Store
- Kitchen In Need Of Total Refitment
- Conservatory
- Attractive Rear Garden
- General Modernization & Improvement Required
- Energy Rating C - 72
- Lounge & Dining Room
- Garage/Store & Driveway Parking
- Warwick District Council Tax Band D

# Thornby Avenue, Kenilworth, CV8 2DT

A three-bedroom semi-detached house in a quiet, popular residential road within walking distance of the town centre and in the Windy Arbour district, in need of general modernisation and improvement. It is within the Thorns/Park Hill and Kenilworth School catchment area and close to Bates Memorial Park. The property has gas central heating and double glazing throughout. The accommodation offers; open porch, spacious hall with store, lounge with separate dining room and conservatory off, kitchen in need of complete modernisation, rear lobby with w.c, three bedrooms, fully tiled refitted bathroom with shower, front driveway leading to single garage/store with ample parking, attractive well laid out and maintained rear garden.



Council Tax Band: D



## Approach

Over a tarmacadam driveway to an open storm porch with step aluminium double glazed front door into the

## Reception Hall

With exposed timber floorboards, double glazed window to side, ceiling light, smoke alarm, useful understairs storage cupboard, door to useful storage cupboard with window to front, door to

## Lounge

5.54m x 3.66m (18'2" x 12'0" )

With double glazed window to front, radiator, ceiling light, coving, chimney breast with fireplace opening ideal for a woodburning stove, sliding doors to the

## Dining Room

3.15m x 2.89m (10'4" x 9'5" )

With ceiling light, coving, radiator, t,v point, sliding patio door into the conservatory, door to

## Kitchen

4.04m x 2.72m (13'3" x 8'11" )

In need of full renovation with double drainer stainless steel sink with space for large upright fridge freezer, space and plumbing for washing machine, gas cooker included, double glazed window to side, door to

## Inner Lobby

With quarry tiled floor, door to garden, door to

## W.C

With a low level w.c, double glazed window, ceiling light, quarry tiled floor.

## Conservatory

3.27m x 3.02m (10'8" x 9'10")

With a pitched polycarbonate roof, surrounding double glazed windows with dwarf brick walls, French doors onto the rear garden, ceiling light with fan.

## First Floor Landing

With double glazed window to side, ceiling light, airing cupboard with radiator, a cesspool installed and boarded loft space with retractable aluminium ladder, also housing the wall mounted Worcester combination boiler servicing the hot water and central heating.

## Double Bedroom One

3.85m x 3.43m (12'7" x 11'3" )

With double glazed window to front, ceiling light, radiator, built-in wardrobe with hanging rail.

## Double Bedroom Two

3.07m x 3.36m (10'0" x 11'0" )

With double glazed window to rear, radiator, ceiling light, built in wardrobes alcove with cupboard above.

## Bedroom Three

2.74m x 2.13m (8'11" x 6'11" )

A good size single or small double with double glazed window to front, ceiling light, radiator.

## Family Bathroom

1.86m x 2.07m (6'1" x 6'9")

With a refitted three piece white suite with low level w.c, vanity wash hand basin with cupboard below, panelled bath with central mounted chrome mixer taps, mains fed shower with twin shower heads and glazed shower screen, porcelain tiling to walls and floor, heated towel rail, LED downlighters, double glazed window to rear.

## Rear Garden

Fully enclosed by perimeter fencing, mainly laid to lawn with a variety of screening shrubs and plants, pathway to a rear patio to the top of the garden.

## Garage/Store

Detached garage with pedestrian door to front power and light connected. (in need of window to rear)

## Front

To the front of the property is a tarmacaden driveway with parking fr three cars, graveled low maintance garden with established shrubs.

## Tenure

The property is freehold.

## Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

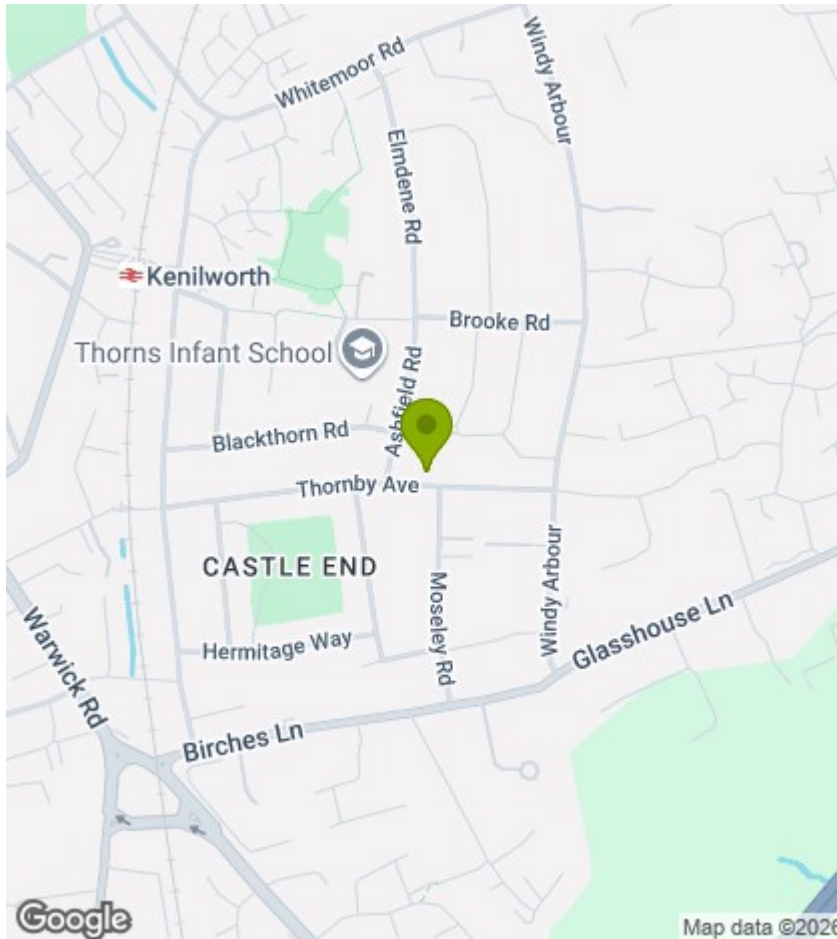
BT

Sky

Virgin

## Fixtures And Fittings

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



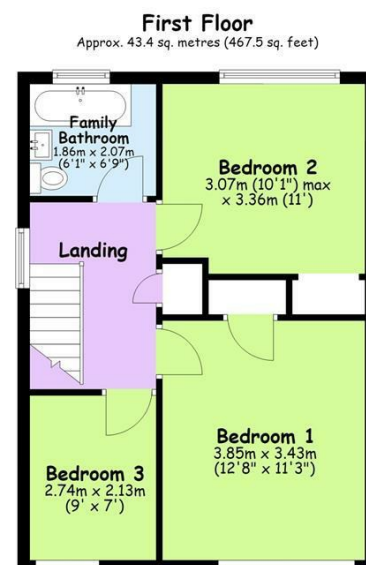
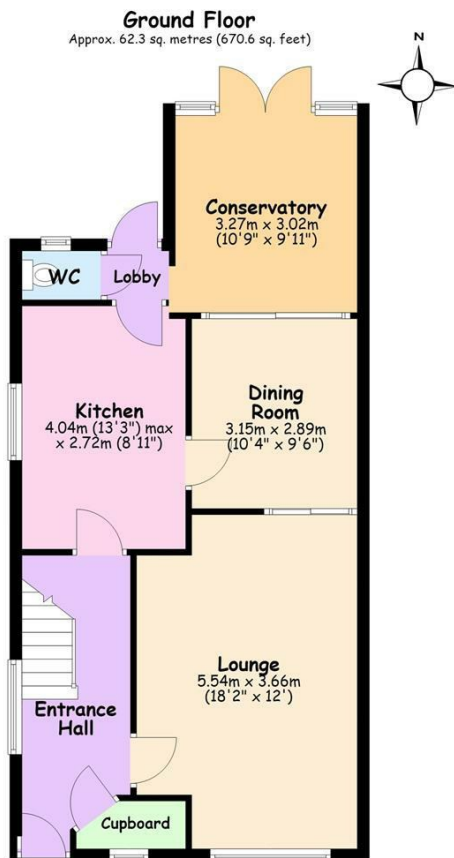
## Viewings

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

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



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.