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# Priory Road, Kenilworth

## £450,000

- Attractive Character Town House in Town Centre
- Two Generous Reception Rooms
- Attractive Breakfast Kitchen
- Three Double Bedroom & One Single
- Double Glazed & Gas Central Heating
- Four Bedrooms Across Two Floors
- EPC Rating D - 63
- Utility & Study Area
- Rear Cottage Garden
- Warwick District Council Tax Band D

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# Priory Road, Kenilworth, CV8 1LL

An attractive double bay-fronted period terraced house, ideally situated on Priory Road within easy walking distance of Kenilworth Town Centre, Abbey Fields and Kenilworth Railway Station. The extended accommodation comprises a reception hallway, two reception rooms, kitchen with French doors to the garden, utility room, Three Double bedrooms and one single arranged over two floors and a family bathroom. To the rear is an attractive walled garden. Offered for sale with no onward chain. Viewing is highly recommended.

4 1 2 D - 63 Council Tax Band: D







## THE PROPERTY
A superbly appointed, extended and refitted town-centre villa, conveniently situated within walking distance of Kenilworth railway station and the Abbey Fields.
The character accommodation comprises a feature open-brick arch porch, spacious reception hallway, living room with bay window, family room with log burner, and an extended and refitted dining/breakfast kitchen with French doors opening onto the garden. There is also a useful utility room.
To the first floor are three bedrooms, a family bathroom and separate WC, while the second floor provides a large loft bedroom with a substantial dormer window.
Outside, the property benefits from an attractive and manageable rear garden, together with a front fore garden.
Offered for sale with no onward chain.

## APPROACH
Over a paved pathway with wrought iron gate an attractive fore garden with open brick arch porch, quarry tiled strip, hardwood panelled and glazed front door into the:

## RECEPTION HALLWAY
With inset mat well, radiator, stairs rising to the first floor landing, useful study area with fitted desk and shelf, down lighter and door to the:

## LIVING ROOM
3.94 x 4.00 (12'11" x 13'1")
With attractive walk in bay window to front, feature fire place with open grate, slate hearth and wooden mantle and surround, radiator, matching shelving to the chimney recesses.

## FAMILY ROOM
3.65 x 3.28 (12'0" x 10'9")
With a wood-burning stove set within a tiled inset and hearth, shelving to either side of the fireplace, sash window to the rear, TV point, radiator and ceiling spotlights.

## EXTENDED DINING/BREAKFAST KITCHEN
6.69 x 6.00 (21'11" x 19'8")
With a step down to the kitchen area, comprehensively refitted with a range of matching cream matt-fronted base and wall units, marble-effect rounded-edge work surfaces and black ceramic tiled splashbacks. Integrated appliances include a fridge freezer, dishwasher and range cooker. There is a single-drainer stainless-steel sink with mixer tap, two glazed windows to the side, ceramic tiled flooring and a further step down to the breakfast/dining area, with French doors opening onto the garden and radiator.

## UTILITY
With plumbing for an automatic washing machine, shelving and glazed window.

## FIRST FLOOR LANDING
Split level landing with banister rail and spindles, down lights, smoke alarm and doors off to:

## DOUBLE BEDROOM 1
3.94 x 5.01 (12'11" x 16'5")
A beautiful and spacious bedroom with a walk-in, secondary-glazed bay window, radiator and ceiling light. Useful beech-fronted wardrobes are built into one wall, providing hanging rails and shelving.

## DOUBLE BEDROOM 2
3.76 x 3.14 (12'4" x 10'4")
With sash window to rear, ceiling light, radiator.

## BEDROOM 3
1.99 x 3.28 (6'6" x 10'9")
With sash window to rear and a radiator.

## REFITTED BATHROOM
1.56 x 3.28 (5'1" x 10'9")
With a three-piece white suite comprising low-level WC, pedestal wash hand basin and panelled bath with Mira mains-fed shower over. The room features polished black porcelain tiled flooring, ceramic tiling to all walls, vanity unit with wall-mounted mirror, heated towel rail, extractor fan and ceiling downlights.

## SEPARATE W.C.
With a low level w.c, polished porcelain black floor, window to side.

## SECOND FLOOR LANDING
With window to rear and door to:

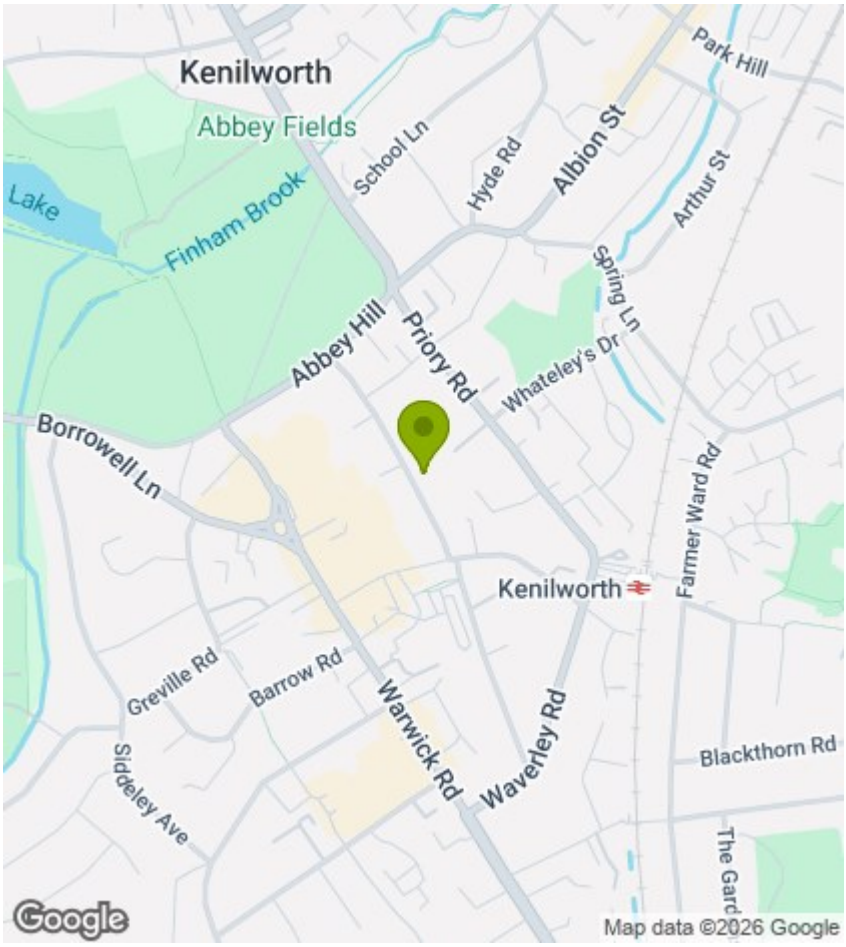
## DOUBLE BEDROOM 4
4.98 x 5.01 (16'4" x 16'5")
With large dormer window to rear, radiator, ceiling down lights and a Velux window to front.

## REAR GARDEN
With full width patio, large wood store, 2 outside lights, timer shed, access path for bins to the rear of the property.

## PARKING
Number 33 is specifically included in the council's list of eligible properties for Zone K2. This means residents can only apply for a parking permit.

Resident & Visitor parking permits cost £25 annually and eligible properties can apply for up to 3 residents' permits and 1 visitor permit. Permits are virtual and valid for 12 months.

## TENURE
The property is freehold.

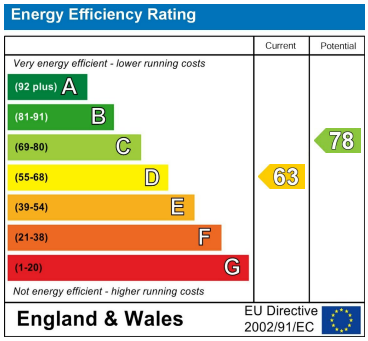



## Viewings

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

## EPC Rating:

D







Total area: approx. 142.4 sq. metres

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