



Guy Road, Kenilworth

Offers In The Region Of £324,950

- Three Bedroom End Terraced House
- Lounge With Feature Wood Burning Stove
- Breakfast/Dining Kitchen With Integrated Appliances
- Four Piece Bathroom
- Driveway Parking For Two Cars
- Reception Hall
- Energy Rating C - 71
- Three Good Bedrooms
- Attractive Front Side And Rear Garden With Brick Stores & W.C
- Warwick District Council Tax Band C

Guy Road, Kenilworth CV8 1FY

This conveniently located deceptively spacious three bedroom end of terrace home is within walking distance of the St John's School and close walking distance to Kenilworth Town centre with its full range of facilities and amenities. The fully double glazed and gas centrally heated accommodation is attractively presented throughout and offers: reception hall, cosy front lounge with wood burning stove, open plan dining kitchen with French doors opening to garden and cream fitted kitchen with integrated appliances. To the first floor there are three bedrooms (two doubles one single), four piece white bathroom, attractive front garden with driveway parking, lovely private rear garden with workshop store and W.C and useful side garden ideal for extension subject to planning.



Council Tax Band: C



Approach

Over a tarmac and block edged driveway and pathway to a upvc double glazed front door with opaque and leaded double glazed door into the

Reception Hall

With double glazed window to side, ceiling light, useful storage cupboard housing the electric isolation unit and electric and gas meters. Useful open understairs storage area, radiator, ceiling light, smoke alarm, panelled and glazed door into the

Lounge

13'10" x 12'0"

With double glazed window to front, coving, ceiling light, radiator, feature inset wood burning stove with slate hearth and oak mantel, panelled and glazed door into the

Dining Area

9'1" x 10'2"

With laminate flooring, radiator, space for breakfast or dining table, feature cream shaker style wall mounted dresser unit with base cupboards and drawers and glazed display cabinets, useful alcove storage cupboard, arch to the

Kitchen

13'5" x 9'2"

Comprehensively fitted with a range of matching cream shaker style base and wall units with wood block effect rounded edge work surfaces with one and a half bowl white ceramic sink with chrome mixer tap, ceramic tiling to splash back, integrated Neff single fan assisted oven and grill with four ring Neff halogen hob with concealed illuminated extractor hood over, integrated fridge freezer, space and plumbing for washing machine, laminate floor, ceiling spot lights, double glazed window and door to the rear garden.

First Floor Landing

With double glazed window to side, ceiling light, smoke alarm, access to insulated and fully boarded loft space housing the combination boiler servicing the hot water and central heating with retractable ladder, door to

Double Bedroom One

14'0" x 11'5"

With double glazed window to front, radiator, ceiling light, built in double wardrobes with hanging and open storage above.

Double Bedroom Two

9'2" x 11'5"

With double glazed window to rear, radiator, ceiling light.

Bedroom Three

9'6" x 7'11"

With double glazed window to front, radiator, ceiling light, over bulk head storage and shelving.

Bathroom

With a four piece white suite with low level w.c, bidet, half pedestal wall hung wash hand basin with central chrome mixer tap, panelled steel bath with central chrome mixer tap and shower attachment over, white ceramic tiling to walls contrasting ceramic tiling to floor, opaque double glazed window to side and rear, radiator, airing/storage cupboard with slatted shelving.

Rear Garden

Attractive private rear garden enclosed by perimeter fencing with raised borders and rockery with a lovely variety of shrubs, plants and two fruit trees, crazy paved patio for low maintenance, brick stores with two storage sheds with timber doors and separate outside w.c, gate to the

Side Garden

Fully enclosed by perimeter fencing with matching trellis style gate and fence to front, greenhouse, timber shed, block edged and gravelled borders with shrubs and plants with additional sitting/bbq area to the sunny south facing side aspect. This area would be ideal for a side extension subject to the usual planning permissions.

Front

To the front of the property is a tarmac and block edged driveway with parking for two cars, block paved pathway and inset attractive landscaped fore garden with block edged and gravelled design.

Tenure

The property is freehold.

Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

204 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

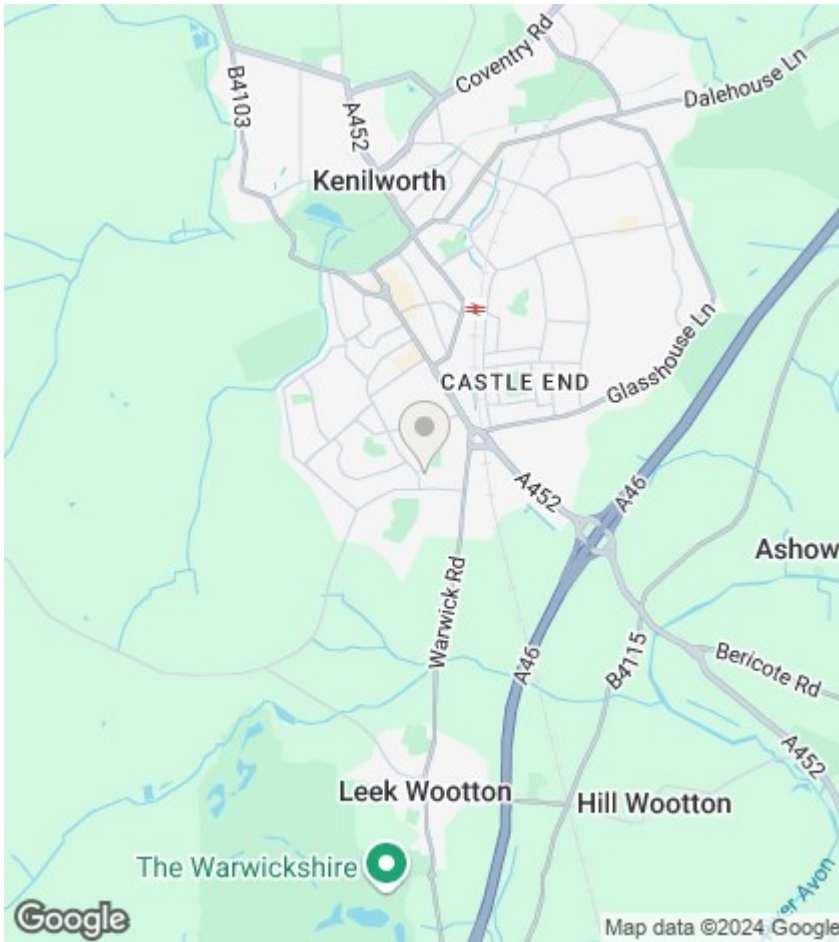
Virgin

Fixtures And Fittings

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







Viewings

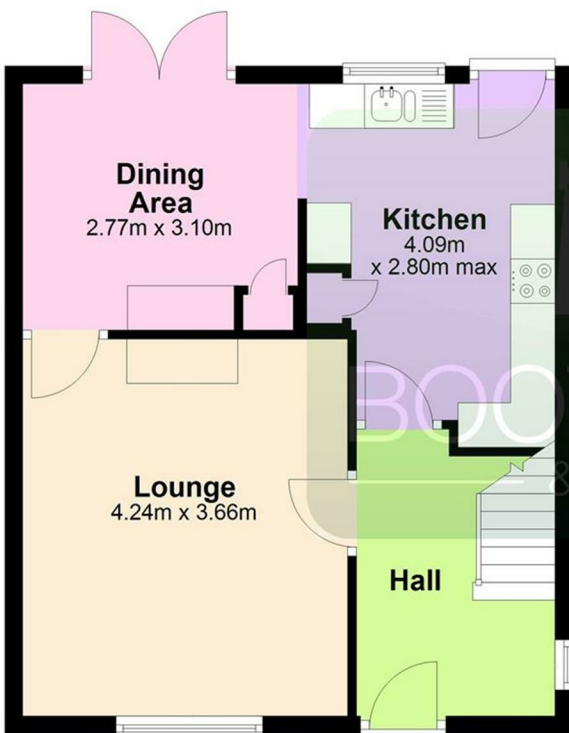
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

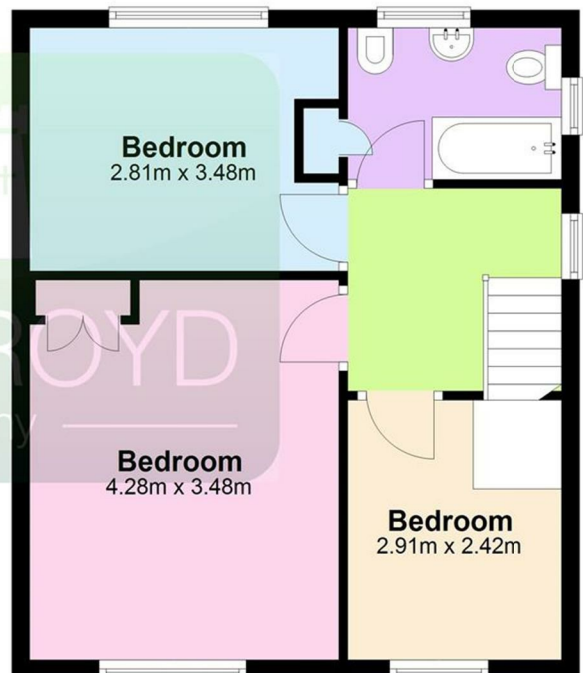
Ground Floor

Approx. 42.8 sq. metres



First Floor

Approx. 42.9 sq. metres



Total area: approx. 85.7 sq. metres