



## St. Nicholas Avenue, Kenilworth

Offers Over £425,000

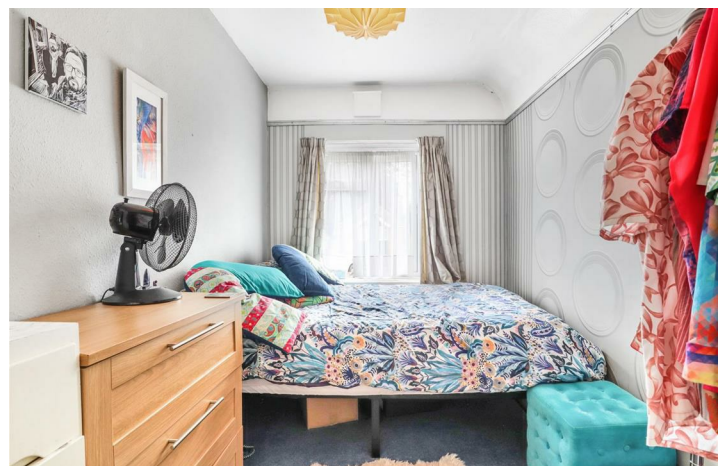
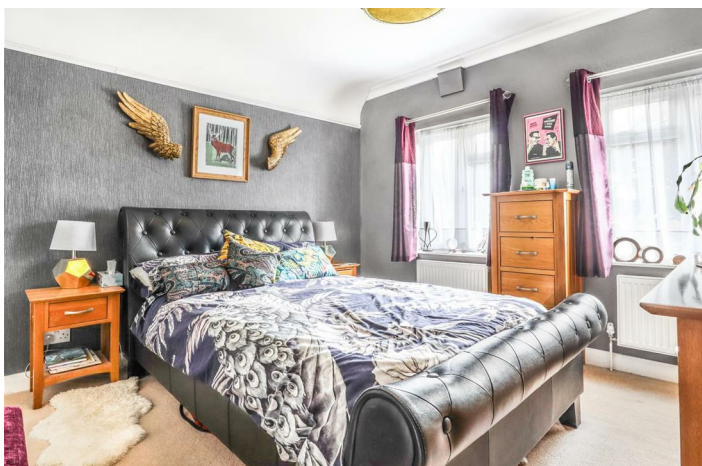
- An Individual Late 1940's Detached House
- Three Well Proportioned Bedrooms
- Refitted Bathroom With A White Suite
- New Roof in 2015
- Attractive Rear Garden With Patio
- Located On The Fringe Of Kenilworth Town Centre
- EPC Rating D - 65
- Front Driveway And Garage
- Double Glazing And Gas Central Heating
- Warwick District Council Tax Band D

# St. Nicholas Avenue, Kenilworth CV8 1JW

A rare opportunity to purchase this individual detached house on the outskirts of Kenilworth Town Centre and close to St Johns School. The property was a self build project of the current owners grandparents in the late 1940's and is situated amongst a number of other individual properties. Benefitting the usual creature comforts with double glazing and gas central heating the property is approached across a driveway that leads to the integral garage and also the front composite entrance door. The central hallway has a dogleg staircase and doors leading to the front lounge with bay window and also the refitted kitchen with pantry, utility and cloakroom leading off. On the first floor there are three bedrooms and a remodelled bathroom. Outside has an attractive fore garden and the rear garden has a generous patio with formal lawn and workshop in timber shed with further entry into the garage. The property also benefits from a new roof in 2015.



Council Tax Band: D



## The Approach

The property is set behind a dwarf walled boundary and approached across a driveway that provides hardstanding. The formal lawn is flanked with well stocked borders that include some rather impressive topiary. A pathway leads to the side entrance door.

## Entrance Hallway

Entered through a composite door, the hallway has a dog leg staircase that rises to the first floor landing. Side light window, radiator, coats cupboard and doors off to:

## Lounge

10'11" x 18'1"

With a bay window to the fore and further window to the side, living flame gas fire and two radiators.

## Kitchen

12'0" x 10'1"

Fitted with light oak shaker style wall and base units. The base units have a black marble effect counter with a stainless-steel sink unit set beneath the window to the side. Under counter fridge and freezer, four ring gas hob with an extractor hood and tiled splashbacks. Eye level double oven and breakfast bar. Original pantry and cupboard with a serving hatch. Door leads into the utility room.

## Utility Room

5'5" x 9'1"

Continuation of the shaker style units with black marble effect counters with an inset stainless steel sink with tiled splashbacks and a window, composite door into the rear garden. Plumbing for automatic washing machine and venting for a tumble dryer. Door leads into the cloakroom.

## Cloakroom

Fitted with a close coupled w.c and pedestal wash hand basin. Frosted window and a radiator.

## Landing

With a window to the rear, radiator, access to loft void, airing cupboard and doors off to:

## Bedroom One

10'11" x 10'11"

Twin windows to the fore with radiator beneath and a double built in wardrobe.

## Bedroom Two

10'11" x 6'11"

Window to the fore, radiator and built in cupboard.

## Bedroom Three

6'6" x 7'6"

Window to the side with a radiator beneath.

## Bathroom

Refitted with a white suite that comprises a large panelled bath with an electric shower over, vanity wash hand basin and a concealed cistern w.c. Frosted window, heated towel rail and tiled splashbacks.

## Rear Garden

With an attractive flag patio and dwarf retaining wall. The garden is mainly laid to lawn with mature shrub borders and fenced boundaries. There is side pedestrian access, coach light, power point and an outside tap. Rear access into the garage and a timber shed at the foot of the garden

## Garage/Workshop

14'1" x 8'0"

The side garage is currently used as a hobby room but retains the up and over door and has power and lighting provided.

## Tenure

The property is freehold.

## Fixtures And Fittings

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



## Viewings

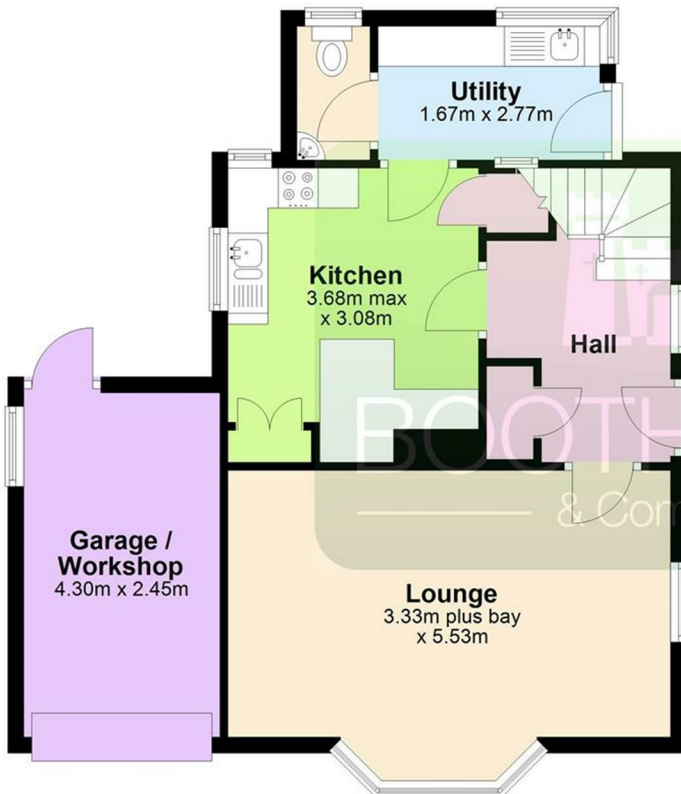
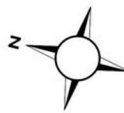
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

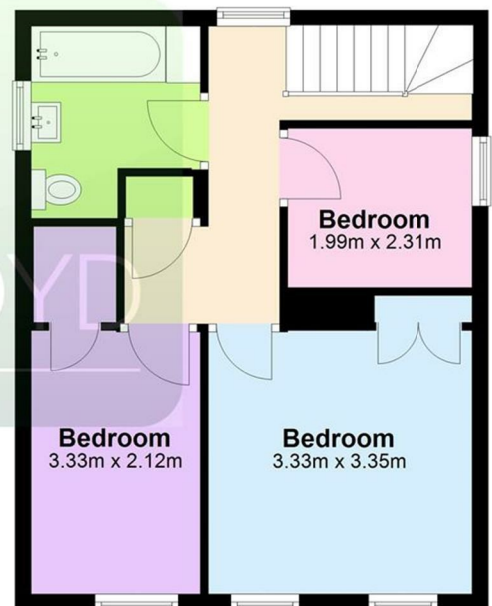
### Ground Floor

Approx. 54.1 sq. metres



### First Floor

Approx. 39.2 sq. metres



Total area: approx. 93.3 sq. metres