



## Holmes Court, Bridge Street, Kenilworth, Warwickshire, CV8 1BP

Offers Over £325,000

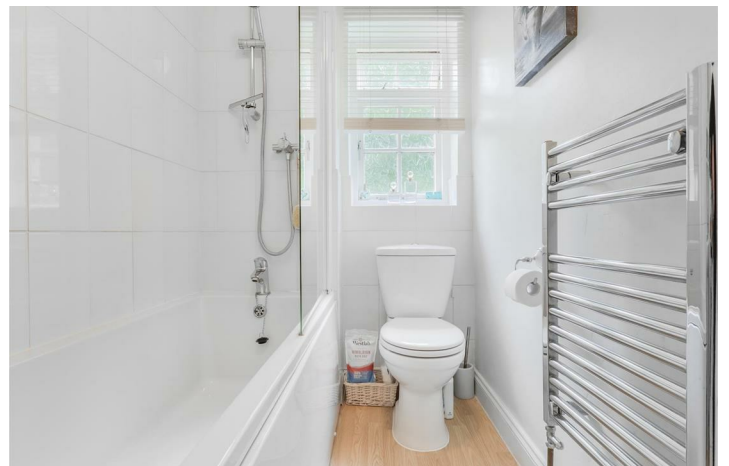
- Two Bedroom Semi Detached Home
- Two/Three Parking Spaces
- Gas Central Heating
- Idyllic Garden
- Warwick District Council - Tax Band D
- Old Town/Abbey Fields Location
- Single Garage
- Energy Rating D
- Cul-De-Sac Location
- Located In Kenilworth Conservation Area

# Bridge Street, Kenilworth CV8 1BP

A rarely available two bedroom semi detached property located in a quiet and select cul de sac next to Kenilworth Brook on Bridge St. The property benefits from reception hallway, lounge/dining room, fitted kitchen, to the first floor there are two good sized double bedrooms and bathroom with fitted shower, integral single garage and easy to maintain private rear gardens with allocated parking to the front. The property has full gas fired central heating and viewing is recommended to appreciate this superb location with Abbey Fields, Old High Street and Kenilworth Town Centre on your doorstep.



Council Tax Band: D



### **Approach**

Approached over a block paved drive with a brick patio up to the hardwood timber front door, outside lighting and small lawned frontage.

### **Porch**

With radiator, storage cupboard, door off to single garage, ceiling light, ceramic tiling, door to the

### **Lounge**

19'3" x 10'11"

The space is filled with natural light from the triple aspect windows and sliding patio doors which overlook the patio garden. There is a Adams style surround fireplace with natural stone hearth, coving, ceiling light, wall light, twisted spindle staircase with storage underneath leading to the first floor.

### **Kitchen**

10'5" x 8'1"

Fitted with a range of matching base and wall units with one and a half bowl stainless steel sink with central mixer tap overlooking the rear garden. Rollover worktop and tiled splash back, space and plumbing for washing machine, integrated Bosch four ring gas hob with extractor above and Hotpoint oven below, space for upright fridge freezer, radiator.

### **Landing**

With window providing natural light from the rear of the property, access to insulated loft space.

### **Double Bedroom One**

14'7" x 11'1"

Dual aspect windows, central ceiling light, radiator, storage wardrobe with chrome rail and shelving. Storage cupboard housing the water tank with wooden slatted shelves.

### **Double Bedroom Two**

13'10" x 11'5"

With window to the fore, eves storage, central ceiling light, radiator, storage cupboard with hanging and shelf.

### **Bathroom**

With a three piece white suite with low level w.c, pedestal wash hand basin with mirrored cabinet above, mains fed shower over bath, ceramic tiling to walls, opaque glazed window to rear, chrome heated towel radiator.

### **Garden**

Fully enclosed by perimeter fencing with side gate access benefitting from courtesy lighting, bin storage, outside tap. Beautifully stocked with a lovely array of shrubs and plants, mainly patio with astro turf at the rear making this an idyllic and easy to maintain South West facing garden with the sounds of the brook trickling along.

### **Single Garage**

17'2" x 8'3"

There is a single garage to the front with metal up and over door with power connected.

### **Front**

To the front of the property is parking space for three cars including the single garage.

### **Services**

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky

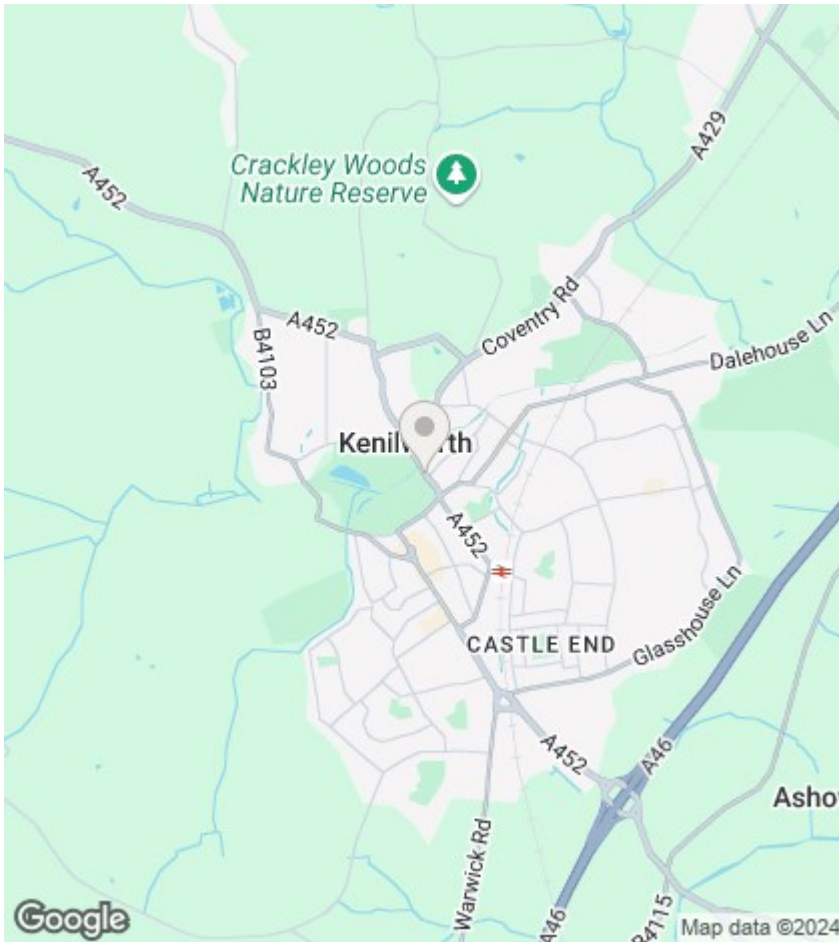
Virgin

### **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.



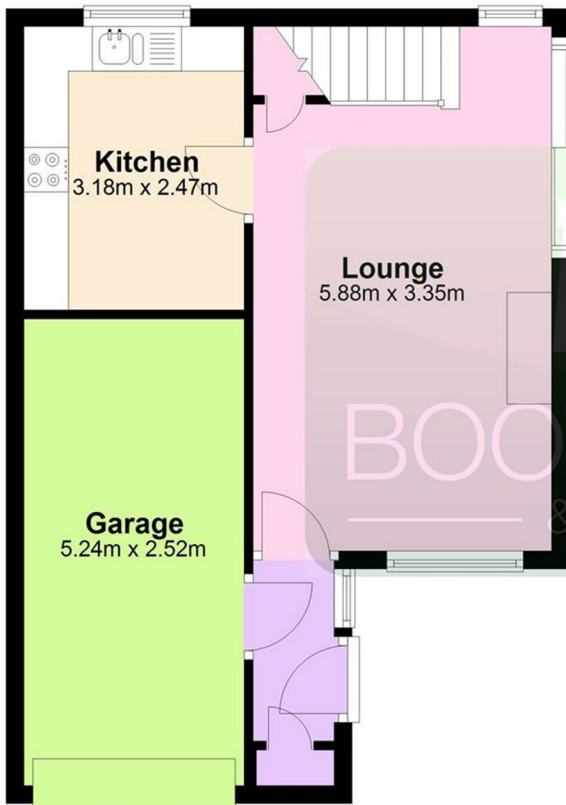
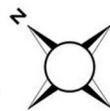
### Viewings

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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(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. 44.3 sq. metres



**First Floor**  
Approx. 37.6 sq. metres



Total area: approx. 81.9 sq. metres