



## De Montfort Road, Kenilworth

Asking Price £360,000

- Three Bedroom Semi Detached
- No Chain
- Popular Priorsfield School Junior Catchment
- Downstairs WC
- EPC Rating C - 70
- Old Town Location
- In Need Of Modernisation
- Garage
- West Facing Garden
- Warwick District Council Tax Band - D

# De Montfort Road, Kenilworth

A three bedroom semi-detached home, in this popular quiet residential location, just off Malthouse Lane and within the Priorsfield school catchment, close walking distance of the Old High Street, the beautiful Abbey Fields and Kenilworth Castle. The gas centrally heated, double glazed property has been well maintained and is offered for sale with no chain and early vacant possession. The accommodation offers: enclosed porch, reception hallway, kitchen, good sized through living/dining room, utility, downstairs w.c., first floor landing, three bedrooms (2 doubles), three piece bathroom with shower, single garage, enclosed private rear garden, off road parking to front. This property has been well kept by the original owner since first purchasing the property in 1964, offering a unique opportunity to modernise and develop this well located home.



Council Tax Band: D



## Approach

Over a tarmac driveway to an enclosed porch with a uPVC door with double glazed glass inset panelling leading to entrance door, outside is the front garden with array of bedding and plants which can be converted to further parking if required.

## Reception Hallway

Radiator, central ceiling light, curtain rail, stairs rising to first floor, timber door through to the

## Lounge/ Dining Room

22'6" x 14'3"

Radiator, dual aspect large double glazed windows overlooking front and rear elevation with privacy blinds, two central ceiling light, coving, feature living flame effect gas fire, tiled hearth and wooden mantel, t.v. aerial and telephone points, White uPVC French door leading to rear garden. Through to the

## Kitchen

7'7" x 7'8"

Fitted with a range of matching flat panel fronted base and wall units, straight edge work surfaces, one and a half bowl stainless steel sink with central mixer tap, Creda double oven cooker with four ring electric hob with Hotpoint extractor above, radiator, vinyl tiling to floor, built-in cupboards with range of fitted shelving. Double glazed window overlooking rear garden, central ceiling light, opaque glazed door to side,

## Utility Area

Step down with grab rails, dimplex wall mounted radiator, wall hung storage cupboards, plumbing and space for washing machine and dryer, Space for large fridge/freezer, central ceiling strip light and laminate flooring. French window into rear garden with door of to

## Garage

16'4" x 7'6"

Wall mounted dimplex electric heater, central ceiling strip light, electric roll up garage door, fuse board, meters, storage cabinets with wash hand basin inset, six panel glass inset panel door to

## Downstairs WC

Low Level W.C., grab rail and central ceiling light

## First Floor Landing

Stairs to the first floor, landing side window, access to loft, doors of to three bedrooms and a family shower room.

## Front Double Bedroom

11'5" x 9'7"

Double glazed window to east fronted elevation, ceiling light, coving, radiator, built-in double wardrobe with hanging rail and fitted shelving, matching cupboard above.

## Rear Double Bedroom

10'11" x 9'7"

Double glazed window overlooking rear garden, coving, central ceiling light, radiator.

## Bedroom

8'5" x 7'10"

Radiator, double glazed window to front, central ceiling light, range of fitted shelving within storage cupboard.

## Bathroom

Three piece white suite, low level w.c., pedestal wash hand basin with chrome taps, shower tray with Mira electric shower over, grab rail, ceramic tiling to full height to all walls, radiator, mirror vanity cabinet, opaque double glazed window to rear, central ceiling light, wall mounted towel radiator. Storage cupboard housing the Valliant boiler and further shelving.

## Garden

Well stocked westerly facing garden, fully enclosed by perimeter fencing, laid with variety of mature shrubs, trees and perennial plants with block paved patio path, well kept borders, timber shed, outside cold water tap.

## Tenure

The property is Freehold.

## Fixtures and Fittings

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

## Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

187 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin



## Viewings

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

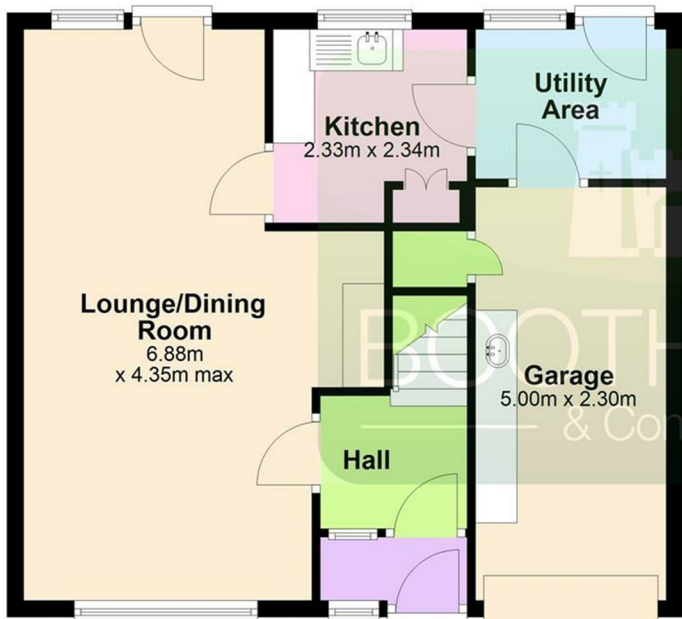
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>70</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

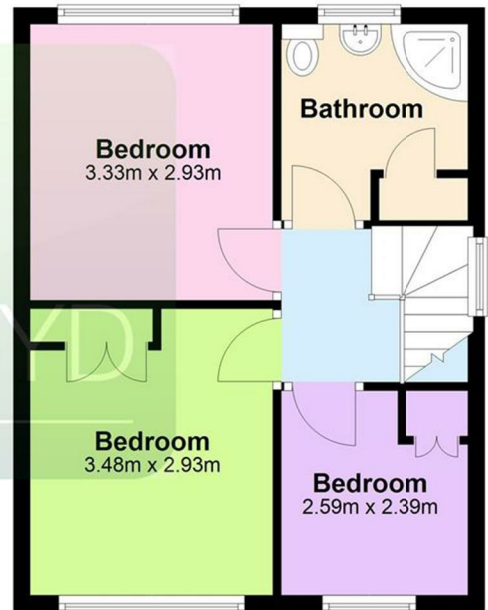
### Ground Floor

Approx. 53.4 sq. metres



### First Floor

Approx. 37.1 sq. metres



Total area: approx. 90.4 sq. metres