



## Roseland Road, Kenilworth

Offers In The Region Of £299,950

- Three Bedroom Mid Terraced house
- Block Paved Drive For Two Cars
- Refitted Modern Kitchen With Appliances
- Extensive Rear Garden & Patio
- Available 19th October Unfurnished
- Generous Rear Gardens
- EPC Rating D - 60
- Gas Central Heating & Double Glazing
- Bathroom with Shower
- Warwick District council Tax Band B



# Roseland Road, Kenilworth

A three bedroom family home close to Kenilworth Town Centre offered for sale with no onward chain Benefitting double glazing, gas central heating together with off road parking for two cars. The hallway opens into the lounge with feature fireplace and the rear kitchen has been comprehensively refitted with modern wall and base units. On the first floor are three bedrooms and bathroom with shower. Outside is a generous rear garden with patio.



Council Tax Band: B



### **Driveway**

To the front of the property is a block paved hardstanding providing parking for two vehicles. A pathway leads to the side of house and rear gardens.

### **Hallway**

With engineered wood flooring, stairs to the first floor landing with radiator beneath. Door leads into the lounge

### **Lounge**

14'1" x 12'11"

Double glazed window to the fore with blinds and curtains. Engineered wood flooring, radiator, a bookcase to the chimney recess and a TV cabinet. The goal point is provided by an ornate fire set within an Adams style fireplace. A floor leads into the kitchen

### **Fitted Kitchen**

7'11" x 16'3"

Comprehensively fitted with a range of blue shaker style wall and base units. The base units have a marble effect roll topped Work surface over with an inset single drainer sink unit set beneath the double glazed window to the rear with matching door. Appliances include an American fridge freezer, washing machine and a dishwasher. Eye level electric oven and a four burner gas hob set beneath a brushed steel extractor canopy. Tiled floor, radiator and downlighters.

### **Landing**

Access to loft void and doors off to

### **Bedroom One**

10'10" x 12'10"

With laminate flooring and a double glazed window to the fore with blinds and curtains.

### **Bedroom Two**

11'3" x 7'11"

Laminate flooring, double glazed window to rear with blind

### **Bedroom Three**

7'10" x 8'0"

Double glazed window to the rear with blinds and curtains. Radiator and shelving

### **Family Bathroom**

Fitted either a suite that comprises a panelled bath with a thermostatic shower over, pedestal wash hand basin with a medicine cabinet over and a close coupled W.C., tiling to splashbacks and a frosted window to the fore.

### **Rear Gardens**

With a generous patio directly from the house that leads onto the formal lawn with hedged boundary and side gated access.

### **Front**

To the front of the property of a block paved forecourt.

### **Tenure**

The property is freehold

### **Services**

All mains services are connected

### **Fixtures & Fittings**

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



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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Ground Floor**  
Approx. 34.0 sq. metres



**First Floor**  
Approx. 39.0 sq. metres



Total area: approx. 73.0 sq. metres