



7 Queens Close, Kenilworth, CV8 1JR

Offers Over £360,000

- Three Bedroom Town Centre Semi-detached House
- Full Modernisation And Improvement Required
- Enclosed Porch
- Kitchen, Dining Room And Conservatory
- Good Size Garden, Garage And Driveway Parking
- South After Cul De Sac with No onward Chain
- Energy Rating D- 59
- Living Room
- Three Bedroom- Two Doubles
- Warwick District Council Tax Band D

7 Queens Close, Kenilworth CV8 1JR

OPEN DAY SATURDAY 9TH NOVEMBER 11:30 - 1pm. A three bedroom 1950s semi-detached house, located in this highly desirable residential location, within a quiet cul de sac, close to the Town Centre of Kenilworth. The property in need of MODERNISATION & IMPROVEMENT, offers spacious rooms, excellent rear garden and ample off road car parking. The property offers scope for further development and improvement and is offered for sale with no chain and immediate vacant possession. The accommodation offers: enclosed porch, open plan living room, dining room with sun room/conservatory off, w.c. and utility cupboard, basic fitted kitchen, cloakroom w.c., store, first floor landing, three bedrooms (2 doubles), spacious family bathroom with shower over bath , boarded loft space with potential for loft conversion subject to obtaining the usual planning permissions and building regulation approvals, good size rear garden, good size garage, block paved driveway to front with ample parking. The property is offered for sale with no onward chain and early viewing is advised.



Council Tax Band: D



Approach

Over a block paved driveway with lawned fore garden to a

Porch

Enclosed upvc porch with ceiling, inset matting and internal door into the

Living Room

With double glazed bow window to front, stairs rising to the first floor, with door, feature living flame effect coal gas fire with marble composite inset hand mantle, built in low level storage cupboards and shelving, coving, two central ceiling light, radiator, opaque glazed door into the

Lobby

With alarm control box, understairs storage cupboard housing the gas and electric meter and electric fuse board, door to

Kitchen

Kitchen with matching oak fronted base and wall units with marble effect rounded edge work surfaces, one and a half bowl white composite sink with chrome mixer tap, slot in Zanussi double electric oven and hob, integrated undercounter fridge, ceramic tiling to splash back, vinyl floor, two double glazed windows to side, ceiling strip light, opening to the

Rear Lobby

With double glazed door to rear, door to

W.C.

With a low level w.c., opaque double glazed window to rear, ceiling light, panelling to walls.

Utility Cupboard

With space and plumbing for washing, wall mounted Worcester 28CDI combination boiler servicing the hot water and central heating, timer control clock and opaque double glazed window to rear.

Dining Room

With ceiling light, gas bar fire with pine mantle and marble composite hearth, built in oak fronted cupboards with shelves and glazed display unit with matching cupboards over, opening to the

Conservatory

With a pitched polycarbonate roof, sliding patio door to the rear, radiator, wall light.

First floor Landing

With double glazed window to side, radiator, useful over-stairs storage cupboard, coving, ceiling light, access to insulated and boarded loft space with power and light, door to

Double Bedroom One

With double glazed window to front, radiator, ceiling light, coving, built in wardrobes to one wall with hanging shelves and draws.

Double Bedroom Two

With double glazed window to rear, radiator, range of built-in wardrobes with hanging and shelving, matching chest of drawers and vanity cabinet, door to the airing cupboard with radiator and slatted shelving.

Bedroom Three

With double glazed window to rear, radiator, ceiling light, built in alcove with shelf.

Bathroom

With larger corner bath and shower above. Sink with storage below and toilet to the side. Windows to the side.

Garage

Concrete section garage with metal up and over door to front, side door and rear window.

Rear Garden

Good size established rear garden predominantly laid to lawn with a good variety mature screening shrubs and trees, timber shed, side access, the property faces North West to the rear.

Front

To the front of the property is a inset lawn fore garden with established bushes, re-laid block paved driveway that continues down the side of the property to the garage.

Tenure

The property is Freehold.

Services

All mains services are connected.
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

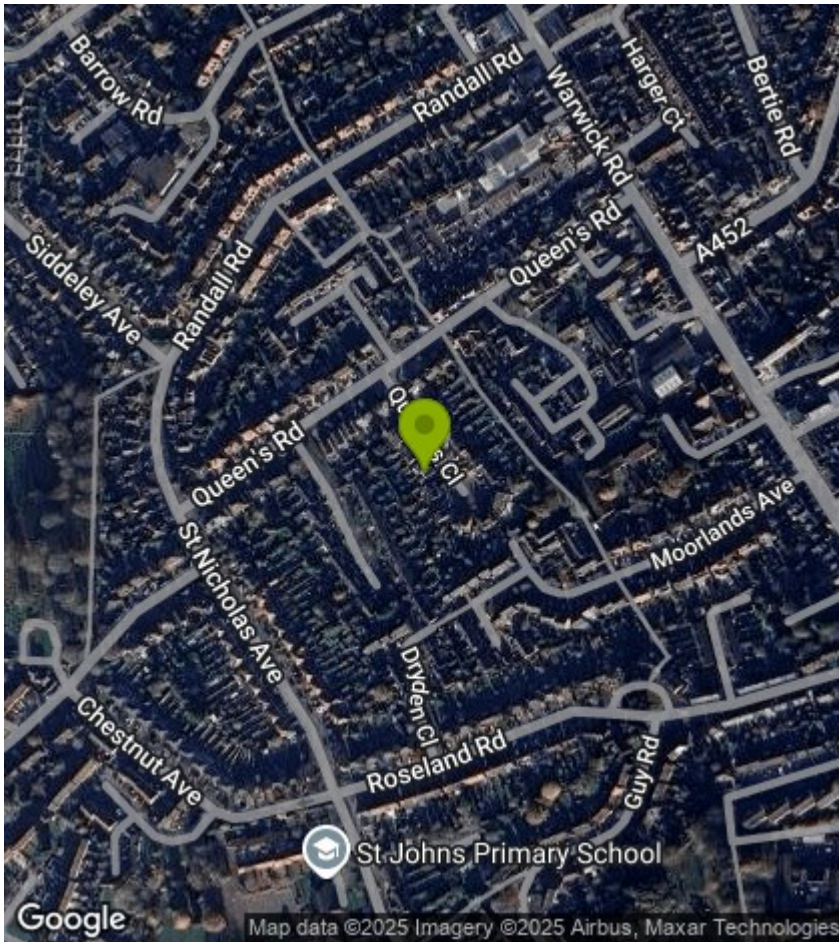
BT

Sky

Virgin

Fixtures & Fittings

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



Viewings

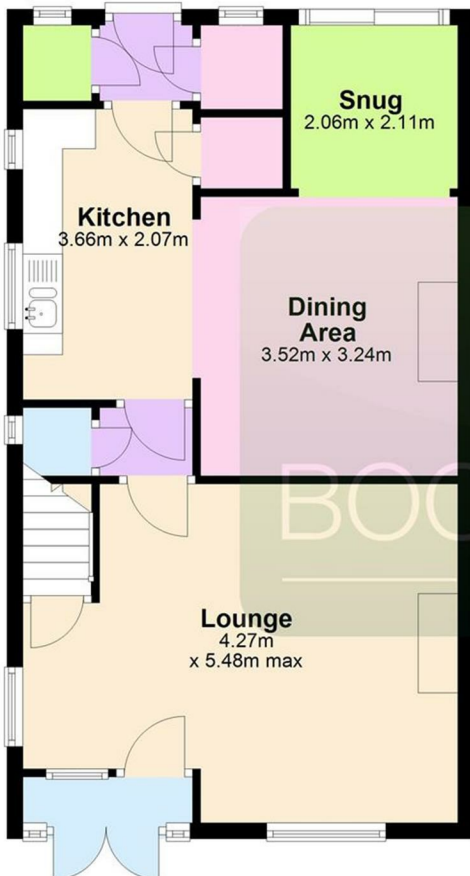
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 54.8 sq. metres



First Floor

Approx. 43.6 sq. metres

