



16 Queens Road, Kenilworth, CV8 1JQ

£1,600 PCM

- Attractive Double Fronted Town Centre Detached House
- Ground Floor Shower Room & First Floor Bathroom
- Gas Central Heating And Double Glazing
- Fitted Kitchen And Utility Room
- Available 22nd January 2025
- Three Well Proportioned Bedrooms
- EPC Rating D - 55
- Side Garage And Rear Garden
- Front Porch And Central Hallway
- Warwick District Council Tax Band E

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This traditional three bedroom detached residence is located in the heart of Kenilworth Town Centre. Benefitting both double glazing and gas central heating it comprises a recently built porch with uPVC French doors that then lead you into the central vestibule hallway with staircase that rises to the first floor and has doors off to both the lounge and dining room. The dining room has an ornamental fire and exposed beams. The lounge also has exposed beams and leads through to the breakfast kitchen and ground floor four piece shower room. On the first floor are three bedrooms (two doubles and a single) and a family bathroom. Outside is a block work driveway that provides hardstanding for one car and leads to the attached side garage with remote door. To the rear is a patio and formal lawns with shrub borders. Available 22nd January 2025.



Council Tax Band: E



Approach

The property is approached across a paved pathway and leads to the front porch

Porch

With twin upvc entrance doors with matching side light windows, tiled flooring, coachlight and a hardwood door into the hallway.

Hallway

Stairs rising to the first floor landing, radiator and doors off to

Dining Room

12'8" x 10'11"

Double glazed window to the fore with a radiator beneath, bookcase, ceiling beams and a coal effect gas fire set on a stone hearth.

Lounge

12'8" x 10'11"

Double glazed window to the fore with a radiator beneath, ceiling beams and a door into:

Shower Room

9'1" x 9'0"

With wood flooring, corner shower cubicle with electric shower, close coupled wc, bidet and pedestal wash hand basin with mirror and shaver light. Tiling to splash backs, two radiators and two frosted double glazed windows to the rear.

Fitted Kitchen

10'9" x 16'2"

Fitted with white door fronted units to wall and base. The base units have a roll topped work surface over with an inset stainless steel double drainer sink unit set beneath the double glazed window to the rear. Gas stove, dishwasher, fridge freezer and washing machine. There are tiled splashbacks and wood flooring. The breakfast area has a radiator, double glazed window to the rear and a door onto the side.

Landing

With access to loft void, airing cupboard with combination boiler and doors off to

Bedroom One

12'8" x 10'11"

Double glazed window to the fore with a radiator beneath, recessed unit and twin wardrobes to chimney recesses

Bedroom Two

12'8" x 10'11"

Double glazed window to the fore with a radiator beneath, built in cabinet and an ornate cast iron fireplace.

Bedroom Three

9'11" x 7'0"

Double glazed window to the rear with a radiator beneath.

Bathroom

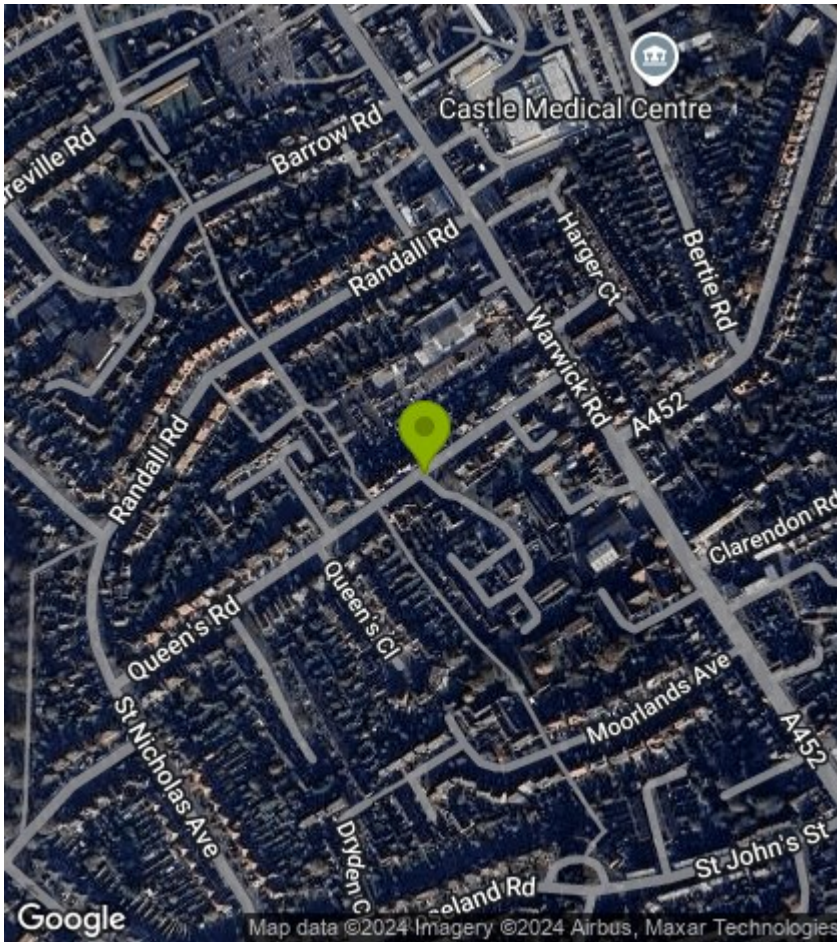
Fitted with a white suite that comprises a panelled bath with electric shower over, close coupled wc and a pedestal wash hand basin. Tiling to full height, radiator and a frosted double glazed window to the rear.

Rear Garden

There is a block paved pathway and patio. The garden is mainly laid to lawn with mature shrubs. It is enclosed with fencing and walled boundaries. A door leads you into the side garage

Side Garage

With remote up and over door and power and lighting laid on.



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			80
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 68.4 sq. metres



First Floor

Approx. 41.9 sq. metres

