



## 57 Tisdale Rise, Kenilworth, CV8 2QU

Offers In The Region Of £359,950

- Three Bedroom Semi-Detached House
- EPC Rating - C
- Family Room
- Gas Central & Double Glazing Throughout
- Single Garage
- Thorns Park Hill School Catchment And Close To Kenilworth Secondary School
- South Facing Garden
- Downstairs WC
- Council Tax Band D
- Driveway Parking



# 57 Tisdale Rise, Kenilworth CV8 2QU

A well located three bedroom semi-detached property in a quiet residential cul-de-sac location. The property has the benefit of gas fired central heating and double glazing and being located within the Thorns/Park Hill school catchment area and close to the newly opened Ofsted outstanding Kenilworth Secondary School and Sixth Form. The accommodation comprises: entrance hallway, lounge, kitchen/dining room, family room, cloakroom w.c and single garage, first floor landing, three bedrooms (two doubles), master bedroom, modern family shower room, south facing rear garden and off road parking to front.



Council Tax Band: D



### Approach

Over a tarmac driveway, with UPVC double glazed front door leading into the

### Entrance Hall

Ceramic tiled flooring, central ceiling light, stairs leading to the first floor and storage cupboard housing the gas meter with further shelving and coat hooks.

### Lounge

With front bow window with fitted wooden slatted blinds, central ceiling light, laminate timber flooring, picture rail, coving to ceiling. The focal point being provided by the electric fire with marble effect hearth and mantel. With further door leading to a storage under the stairs.

### Kitchen/Dining Room

Fitted with shaker base and wall units, drawers, rounded edge work surfaces, inset one and a half bowl stainless steel sink unit with hot and cold tap, fitted range Beko cooker with four ring gas hob and ovens, space for washing machine/tumble dryer, tiled splash backs, radiator, space for dining table in front of glazed door to rear and window overlooking the rear garden with door of to

### Family Room

A great added space which could be used for multiple uses, with window to the fore and uPVC door leading to garden, two year old wall hung Worcestershire Bosch boiler, two central ceiling lights, radiator, undercounter fridge/freezer, door off to

### Cloakroom WC

With low level WC, pedestal wash hand basin with splash back.

### Stairs

Stairs leading to first floor landing with grab rail.

### First Floor Landing

Landing side window, access by steel pull down ladder to insulated and boarded loft, airing cupboard storage door with slatted shelving with further doors of to three bedrooms and a family shower room.

### Bedroom One

With double-glazed window to fore, radiator and central ceiling light.

### Bedroom Two

With radiator, central ceiling light, double-glazed window overlooking rear garden

### Bedroom Three

With double-glazed window, radiator and central ceiling light. Fitted with timber wardrobe, cabinets and draws over and under single bed.

### Family Shower Room

Mains fed shower over tray with chrome fittings, full height tiled splash back, cabinet wc and wash hand basin with chrome mixer tap, double glazed opaque window and central ceiling light.

### Garage

Single garage with metal up and over door with power and shelving also housing the two year old fuse board,

### Rear Garden

Fully enclosed with timber paneling fencing, full width patio slabs over to lawned area with surrounding borders facing a southerly aspect.

### Fixtures and Fittings

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

### Tenure

The property is Freehold

### Services

All Mains are connected  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic

1 Mbps  
Superfast  
128 Mbps  
Ultrafast  
1000 Mbps

Satellite / Fibre TV Availability

BT  
Sky  
Virgin





## Viewings

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

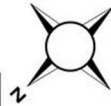
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

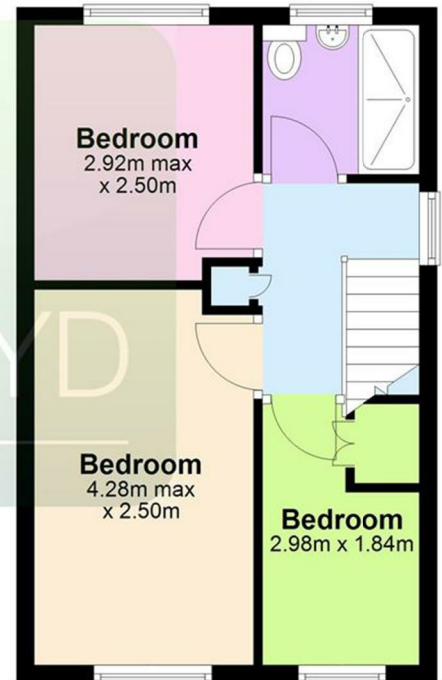
## Ground Floor

Approx. 57.4 sq. metres



## First Floor

Approx. 32.2 sq. metres



Total area: approx. 89.6 sq. metres