



Churchill Avenue, Kenilworth

Offers In The Region Of £290,000

- Three Bedroom Mid-Terraced House
- Double Glazing Throughout And Gas Central Heating
- Refitted Open Plan Dining Kitchen
- Manageable Attractive Rear Garden
- Ideal First Time Buy Or Investment Or Downsize
- Attractive Living Room
- Energy Rating C
- Refitted Bathroom
- No Onward Chain
- Warwick District Council Tax Band C

Churchill Avenue, Kenilworth

A spacious three bedroom mid terraced house located in a quiet cul de sac location within the St Nicholas School catchment. The double glazed and centrally heated property offered for sale with no onward chain comprises; open porch, reception hallway with two storage cupboards, cloakroom w.c, living room and a refitted open plan dining/breakfast kitchen. To the first floor there are three bedrooms, two of which are doubles, refitted family bathroom with shower. Outside there is a private low maintenance, enclosed, paved and rockery garden and to the front a paved stepped fore garden. The property would make an ideal first time buy/ downsize or investment opportunity with projected rental of £1,100pcm



Council Tax Band: C



Approach

The property is approached across a paved, stepped fore garden steps leading to a double glazed UPVC front door. To the front there is also a cold water tap.

Hall

Open storm porch with a double glazed UPVC front door opening into the hallway with stairs rising to the first floor landing, laminate flooring, two storage cupboards, radiator and doors off to:

Cloakroom W.C.

With a low level WC, corner wall hung wash basin with splash back, and an opaque window to fore.

Lounge

14'5" x 11'3"

With engineered wood flooring, radiator, coving to ceiling and a window overlooking the front. Satellite tv dish fitted, with the cable feed in to the lounge.

Dining Area

Doorway into the open plan dining kitchen, with tiled floor, two windows to the rear and a further door, radiator and open plan into the kitchen.

Kitchen

17'5" x 11'3"

Refitted with a range of modern grey units fitted to wall and base. Having marble effect work surface over with an inset single drainer stainless steel sink unit with mixer tap and set beneath a window to the rear. Tiling to splash backs, Lamona electric oven with a gas hob which is set beneath a brushed steel extractor fan. Space and plumbing for washing machine, integrated dishwasher and space for upright fridge freezer. Wall mounted Baxi condensing boiler servicing the hot water and central heating, ceramic tiling to floor and LED down lighters. Included within the Kitchen is a mains connected integrated smoke alarm system, a carbon monoxide detector, and a fire blanket.

First Floor Landing

With access to loft void, partially boarded and fully insulated, airing cupboard with slatted shelves and small radiator, further bulk head storage cupboard and doors off to:

Refitted Bathroom

Fitted with a white suite that comprises a panelled bath with a thermostatic shower over and shower screen, vanity wash hand basin and a concealed cistern WC and fitted cabinet unit. Tiling to splash backs and wood effect laminate flooring. Heated towel rail and a window to the rear.

Double Bedroom One

14'6" x 8'9"

Having a window to the front with a radiator beneath.

Free-standing Wardrobe to one wall with hanging and shelving and draws too.

Double Bedroom Two

11'3" x 11'1"

With window to the rear with a radiator beneath. Built in double wardrobes with hanging, shelving and cupboards above.

Bedroom Three

8'10" x 8'4"

With window to the front and radiator.

Rear Garden

With a paved patio directly off the property with an outside cold water tap. Steps to a planted rockery, brick storage shed, and also a garden shed. At the top of the garden is a gated pedestrian access.

Tenure

The property is Freehold.

Services

All main services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 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.

All blinds are included in the sale too.



Viewings

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

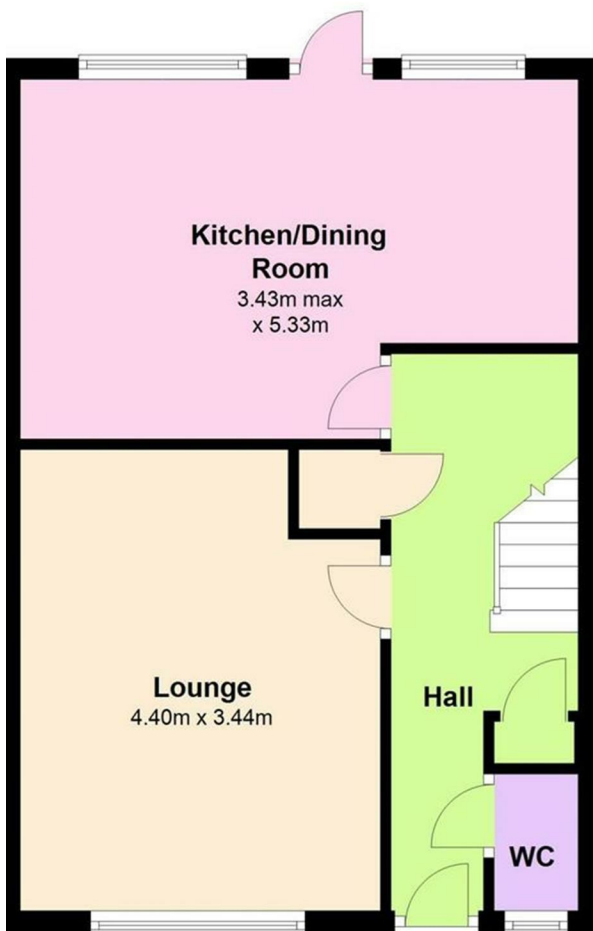
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

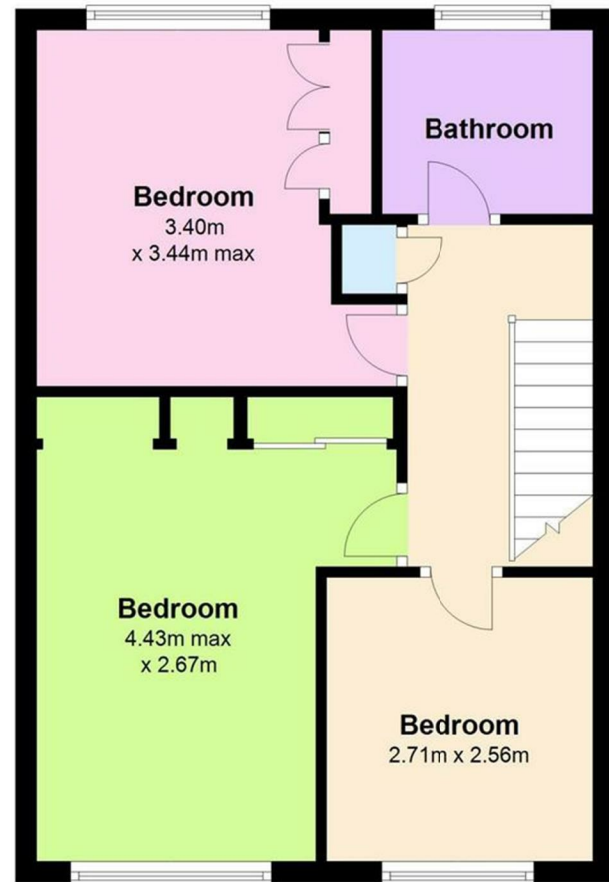
Ground Floor

Approx. 42.3 sq. metres



First Floor

Approx. 42.2 sq. metres



Total area: approx. 84.5 sq. metres