



Clinton Lane, Kenilworth

Offers In The Region Of £335,000

- Two Bedroom Character End Terraced House
- Two Reception Rooms
- Fitted Kitchen With Some Appliances
- Large Four Piece Bathroom With Separate Shower
- Driveway Parking To The Rear For Two Cars
- Close To Kenilworth Castle With No Onward Chain
- Energy Rating D - 64
- Two Double Bedrooms
- Attractive Garden with Large Storage Shed
- Council Tax Band C

Clinton Lane, Kenilworth

A Two double bedroom character turn of the century end terraced property offered for sale with no onward chain with the added advantage of rear driveway parking for two cars. With a new central heating boiler the property comprises, living room with brick built fireplace, separate dining room, fitted kitchen with some appliances included, first floor landing, two double bedrooms and a four piece bathroom. Outside there is a good size rear garden with large storage shed and driveway parking to the rear accessible from Clinton Avenue. The property is within the Priorsfield junior school catchment a few steps for Kenilworth Castle and close to Old Town. This would make an ideal first time buy or downsize. Early viewing is advised due to the popularity of this location. No onward chain.



Council Tax Band: C



Approach

Over a traditional cottage style walled garden with wrought iron gate, paved pathway to a hardwood panelled and central opaque double glazed front door into the

Lounge

13'4" x 11'3"

With double glazed bow window to front, ceiling light, two wall lights, radiator, cover concealing the electric isolation unit and electric meter, wood laminate flooring, feature imitation brick fireplace surround with quarry tiled mantle and hearth, panelled and glazed door into the

Dining Room

14'6" x 11'3"

With ceramic tiles to floor, radiator, ceiling light, Worcester temperature control clock for the central heating, pine panelled door and useful understairs storage cupboard with coat hooks, stairs rising to the first floor, double glazed window to rear, door to

Kitchen

16'7" x 6'11"

Fitted with a range of light oak veneered matching base and wall units with black marble effect rounded edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, ceramic tiling to splash back, four ring Ariston gas hob with illuminated stainless steel extractor hood above, Hoover Dishwasher and Beko washing machine included in the sale, space for large upright fridge freezer, radiator, double glazed window to rear and double glazed window and door to side, ceramic tiling to floor, extractor fan, ceiling light.

First floor Landing

Dog leg stairs leading to the first floor with radiator, two ceiling lights, access to insulated loft space with retractable ladder, door to

Double Bedroom One

11'1" x 11'3"

With double glazed window to, ceiling light, radiator.

Double Bedroom Two

11'2" x 8'3"

With double glazed window to rear, radiator, ceiling light.

Bathroom

Spacious bathroom with a four piece white suite with low level w.c., pedestal wash hand basin with chrome mixer tap, corner panelled bath with central chrome mixer tap and shower attachment, walk-in shower enclosure with mains fed shower with bi-folding shower screen and mains fed shower, ceramic tiling to walls, vinyl floor, opaque double glazed window to rear, ceiling light, extractor fan, airing cupboard housing the new Worcester Bosch condensing boiler serving the hot water and central heating with slatted shelving.

Rear Garden

Good size rear garden, predominantly laid to lawn, fully enclosed by perimeter fencing with side gated pathway. Limited right of access for neighbouring property, Outside tap, established planted borders with a variety of evergreen shrubs and eye catching Camellia Bush. Pathway leading to the rear of the garden where there is a good size storage shed with power connected, suitable for a home office, and gated access to

Parking

Accessible from Clinton Avenue is shared driveway with access for parking for two vehicles. NOTE, There is potential for the re-introduction of a garage to the rear subject to the usual planning permissions.

Tenure

The property is Freehold.

Services

A mains services are connected;
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

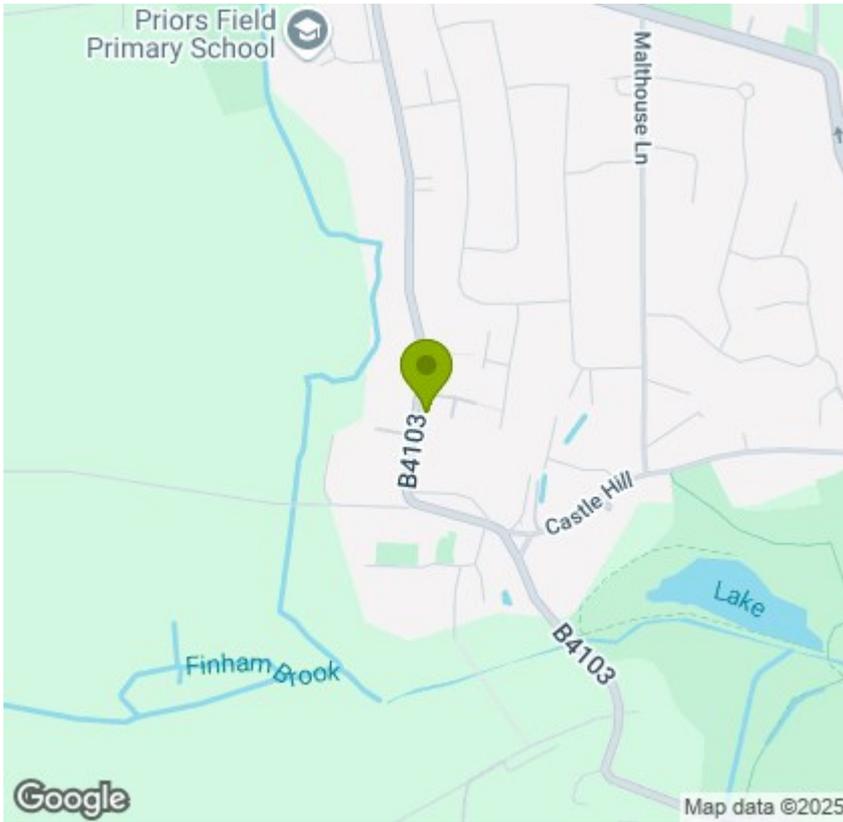
BT

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			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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. 40.5 sq. metres



First Floor

Approx. 34.4 sq. metres



Total area: approx. 74.9 sq. metres