



Henry Street, Kenilworth

Offers In The Region Of £400,000

- Spacious Three Bedroom Semi Detached House
- Through Living/Dining Room
- Refitted Kitchen & Cloakroom W.C
- Three Well Proportioned Bedrooms
- Garden with Parking Potential(STPP)
- Spacious Hall
- Energy Rating D - 60
- Spacious Double Chamber Cellar
- Refitted White Bathroom
- Warwick District Council Tax Band D

Henry Street, Kenilworth

A larger than average character three bedroom semi-detached house located in a popular residential location within close proximity of the Abbey Fields and Kenilworth Castle together with Kenilworth Town Centre and the railway station. Built in the early 1900's this large semi has been recently redecorated, re carpeted and boasts three good bedrooms. Comprising a reception hallway, through living/dining room, refitted kitchen, ground floor wc and a cellar in two chambers. On the first floor is a landing, three double bedrooms and a refitted bathroom. Outside is a rear garden with side vehicular access with potential for rear parking or a garage subject to the usual planning permissions .rear garden and to the front a low maintenance garden with dwarf wall. The property offers double glazing, gas central heating and no onward chain.



Council Tax Band: D



Approach

Over a stepped pathway with step to a upvc double glazed door into the enclosed porch with central ceiling light, internal opaque glazed upvc door into the

Reception Hall

With radiator, high ceiling with light, stairs rising to the first floor with door into the

Living Room

With walk in double glazed bay window, radiator, ceiling light, recessed shelves.

Dining Room

With double glazed window to rear, ceiling light, double opaque glazed interior doors into the

Kitchen

Comprehensively refitted with a range of matching white high gloss handleless base and wall units with black granite effect rounded edged work surfaces with ceramic tiled splash backs, single drainer stainless steel sink with chrome mixer tap, integrated Lamona under counter fan assisted oven and grill with four ring halogen hob with illuminated stainless steel extractor hood above, ceiling light, vinyl floor, radiator, double glazed window and door to the side, door to the

Cloakroom

With a refitted two piece white suite with low level w.c., pedestal wash hand basin with chrome mixer tap and ceramic tiling to splash back, mirrored vanity cabinet, opaque glazed window to rear, vinyl floor, water stop cock.

Cellar

With stairs down to the double chamber cellar with spacious with power and light, wall mounted 18th edition electric isolation unit and electric meter.

First floor Landing

Spacious split level first floor landing with matching white painted banister rail and spindles with double glazed window to side and plenty of space for a staircase case to create a loft conversion subject to the usual planning permissions.

Double Bedroom One

Very large double bedroom with walk in double glazed bay window with additional double glazed window to front, original cast iron fireplace, radiator, ceiling light.

Double Bedroom Two

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

Bedroom Three

With double glazed window to rear, radiator, ceiling light built in cupboard housing the Baxi combination boiler servicing the hot water and central heating.

Bathroom

With a refitted three piece white suite with low level w.c., pedestal wash hand basin, panelled bath with mains fed shower with chrome fittings and attachments, fitted glazed shower screen, ceramic tiling to splash back, opaque double glazed window to side, heated chrome towel rail, vinyl floor, ceiling light.

Rear Garden

Enclosed by perimeter fencing, in need of landscaping.

Front

To the front of the property there is a low maintenance fore garden dwarf wall, to the side there is a shared vehicular side access running down the side of the rear garden. There is scope to create parking within the rear garden.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

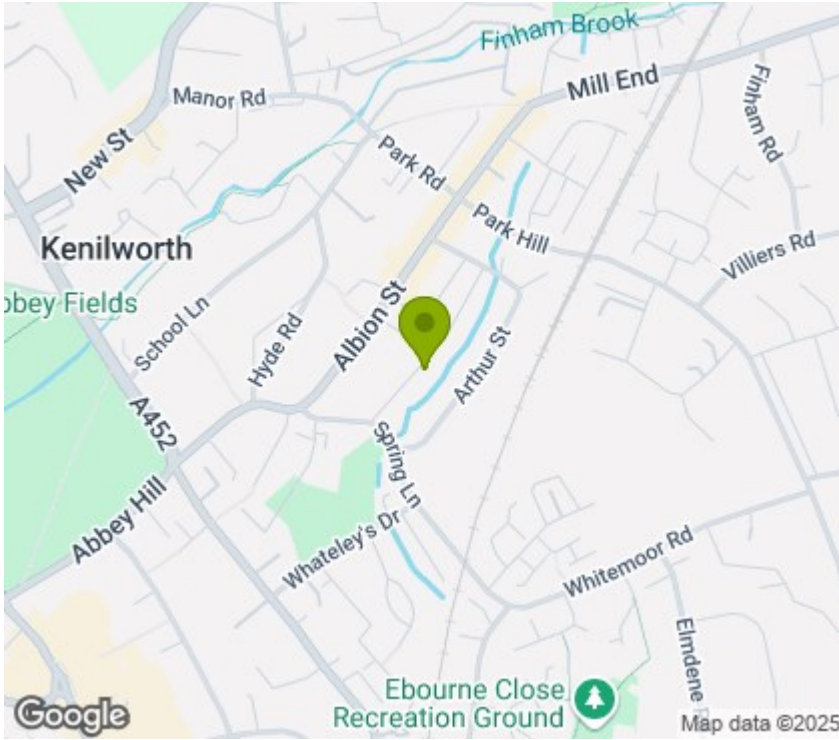
EE
Vodafone
Three
O2
Broadband

Basic
9 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.

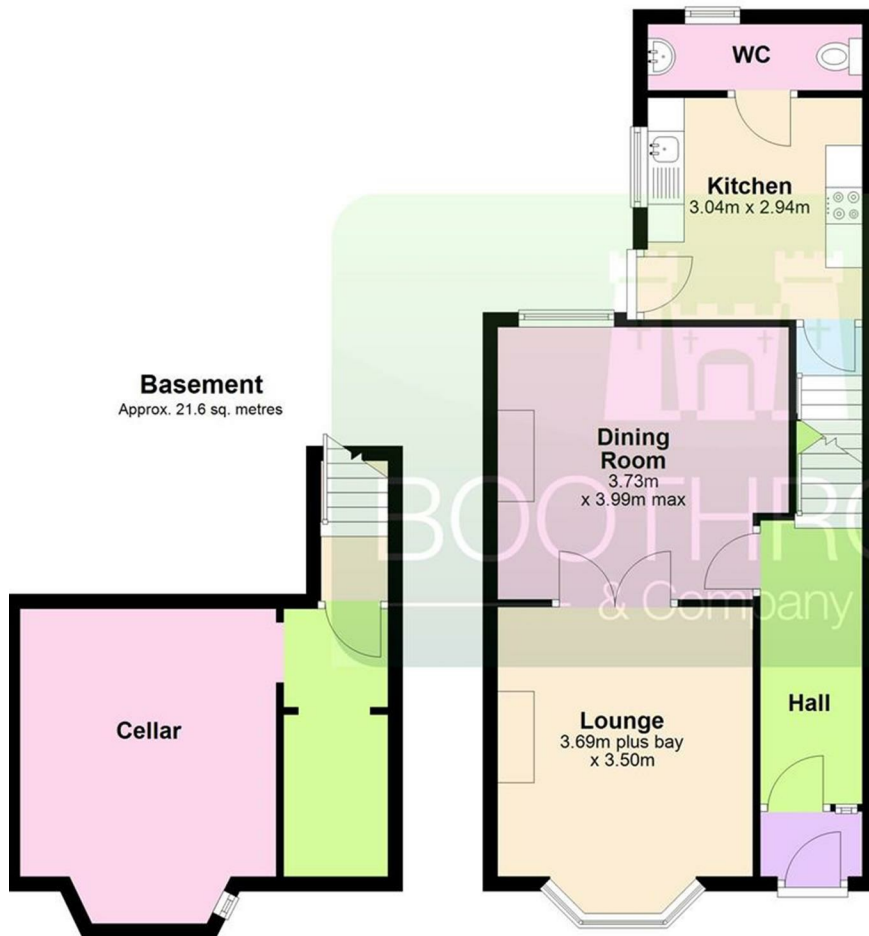
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(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. 50.0 sq. metres



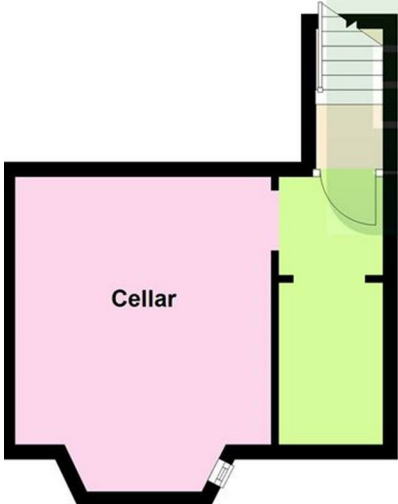
First Floor

Approx. 50.0 sq. metres



Basement

Approx. 21.6 sq. metres



Total area: approx. 121.6 sq. metres