



68 Arthur Street, Kenilworth, CV8 2HE

Offers In The Region Of £315,000

- Extended Two Bedroom Semi Detached House
- Large Through Living Room With Walk In Store
- Dining Kitchen
- Two Large Double Bedrooms
- Large Rear Garden & No Onward Chain
- Reception Hall
- Energy Rating C - 70
- Spacious Landing With Space For Home Office Area
- Bathroom & Ensuite
- Warwick District Council Tax Band B

68 Arthur Street, Kenilworth CV8 2HE

OPEN DAY SATURDAY 18th JANUARY 10.30am-12pm CALL FOR AN APPOINTMENT SLOT.

A two storey extended spacious two bedroom semi-detached house, situated in one of Kenilworth's popular residential roads, with the accommodation in need of internal refreshment. Double glazed front door to entrance hall, attractive large though living/dining room with large walk in storage cupboard, full width dining kitchen with separate dining area with French door to garden, first floor spacious landing with scope to use as home office area, two good double bedrooms one with ensuite shower room, and separate four piece bathroom, modern gas central heating with combination boiler, block paved fore garden and good sized lawned rear garden attractively laid out with privacy and seclusion and with private rear aspect. The property is offered for sale with no onward chain.



Council Tax Band: B



Approach

Over a block paved driveway, to a double-glazed front door into the

Reception Hall

With inset matting wood laminate flooring, stairs rising to the first floor, door to the

Lounge

12'1" x 20'6"

Large room with wood laminate flooring, recessed fire place with brick, heart, scope for log burner, two radiators, double glazed window to front, two ceiling lights, useful walk in storage cupboard with radiator, light also housing the internal boiler servicing the hot water and central heating, useful concealed cupboard, scope for downstairs w.c.

Dining Room/ Kitchen

10'3" x 15'0"

Kitchen area fitted with a range of matching oak veneered fronted base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, integrated fridge freezer under counter fan assisted oven and grill with four ring gas hob and stainless steel illuminated extractor hood over, space and plumbing for washing machine, double glazed window to side space for large breakfast or dining table, double glazed French doors to patio, radiator.

First Floor Landing

Spacious first floor landing with the potential for a space for and office/study area, radiator, access to insulated and part boarded loft space with retractable ladder, opaque double-glazed window to side, door to

Principal Bedroom

14'9" x 11'6"

With double glazed window with views across the rear garden, ceiling light, radiator, door to the

Ensuite

With a three-piece white suite with low level w.c., pedestal wash hand, corner shower cubicle with electric shower, ceramic tiling to shower walls and splash back to back, ceramic tiling to floor, radiator, mirrored vanity cabinet.

Bedroom

9'10" x 15'3"

With two double glazed windows to front, radiator, ceiling light, useful over bulkhead wardrobe with hanging.

Bathroom

With a four-piece white suite with low level w.c., pedestal wash hand basin, panelled bath, corner shower cubicle with Bristan electric shower, ceramic tiling to shower and splash back, heated chrome towel rail, LED ceiling down lighters, opaque double-glazed window to side, click vinyl flooring.

Rear Garden

The rear garden is a delightful feature of the property being of particularly good size for type of property with expansive lawn with path leading to the top of the garden and the railway line beyond. There is a full width patio behind a retaining garden wall and useful side gated access.

Front

To the front of the property is a block paved fore garden for ease of maintenance.

Tenure

The property is freehold.

Services

All mains services are connected;

Mobile coverage

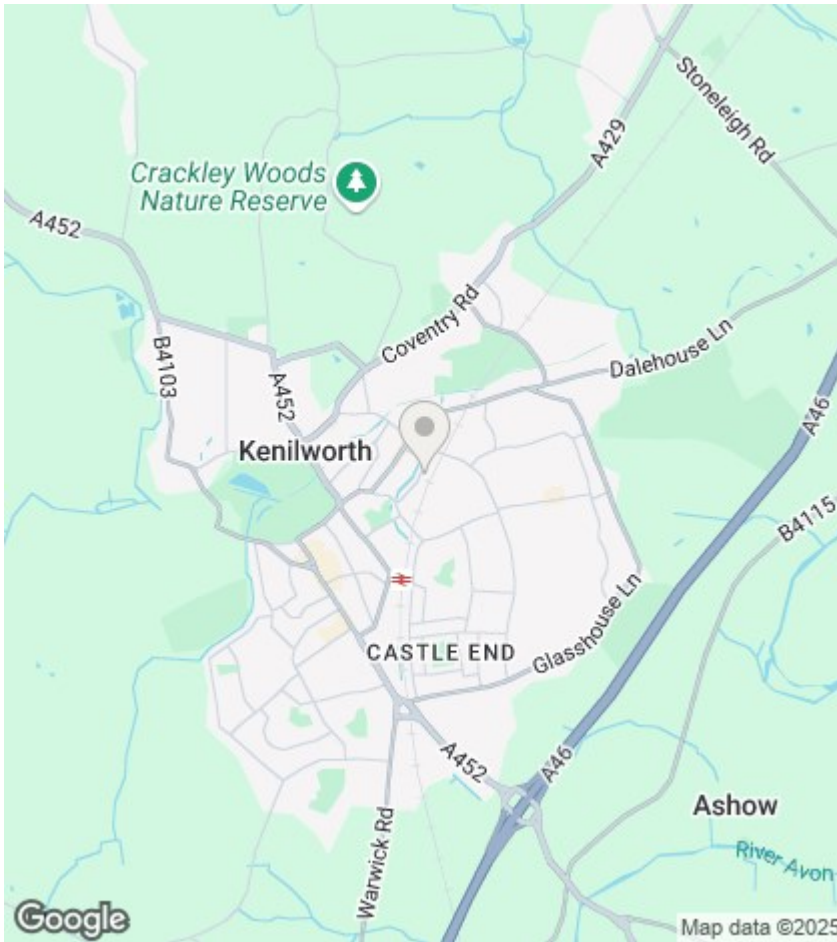
EE
Vodafone
Three
O2
Broadband

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.



Directions

Viewings

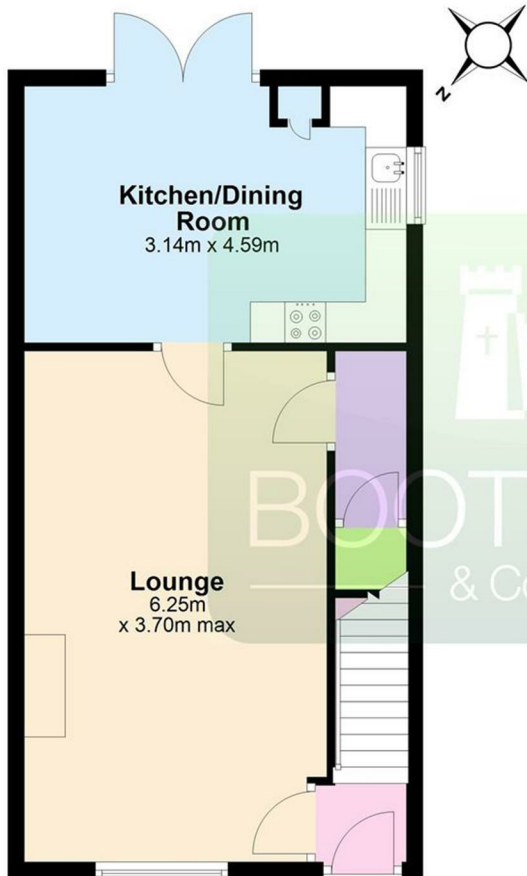
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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. 44.0 sq. metres



First Floor
Approx. 46.2 sq. metres

