



## Warwick Road, Kenilworth

Informal Tender £325,000

- Traditional Bay Fronted Semi Detached House
- Three Well Proportioned Bedrooms
- Partial Double Glazing & Night Storage Heating
- Two Reception Rooms And Conservatory
- Offered With No Onward Chain
- Requiring Extensive Modernisation
- EPC Rating E - 45
- Driveway And Sectional Garage
- Attractive Location Close To Town Centre
- Warwick District Council Tax Band D



# Warwick Road, Kenilworth

A traditional double bay fronted semi detached house close to Kenilworth Town Centre. The property is offered for sale with no chain and requires extensive modernisation throughout. Set behind a deep foregarden and driveway you step into the hallway where doors lead to the through lounge/dining room and kitchen. From the kitchen there is a conservatory. On the first floor are three bedrooms (two double and one single) and the family bathroom.

The driveway leads to the concrete sectional garage and whilst the rear garden is overgrown it is generous in size and is not overlooked. The house has majority double glazing and some night storage heating.



Council Tax Band: D



### **Informal Tender**

215 Warwick Road, Kenilworth is available for sale by Informal Tender. Any party wishing to place an offer for the property will be required to address all offers to John Ansell, Boothroyd & Co. 19 The Square, Kenilworth CV8 1EF. Offers are to be received by 12noon on Monday 24th February 2025 for the consideration of our client. Our client is under no obligation to accept any of the offers received.

### **Hallway**

Stairs to the first floor landing with a stained glass window at the foot, night storage heater and doors to:

### **Kitchen**

11'5" x 7'2"

Fitted with wood fronted units, roll topped counter and a leaded window and door into the conservatory.

Further door into

### **Dining Room**

11'5" x 10'10"

Leaded door and window into the conservatory. Marble fireplace with matching hearth and surround. Opens into the lounge area.

### **Lounge**

11'3" x 10'10"

Having a leaded bay window to the fore and a marble fireplace with an Adams style surround.

### **Garden Room**

11'8" x 18'4"

With tiled floor, polycarbonate roof and leaded windows and doors into the garden.

### **Landing**

Leaded window, access to loft void and doors to:

### **Bedroom One**

11'4" x 12'3"

Leaded bay window to the fore.

### **Bedroom Two**

11'6" x 10'10"

Leaded window to the rear and a night storage heater.

### **Bedroom Three**

6'2" x 5'11"

Leaded oriel window to the fore.

### **Bathroom**

Having a panelled bath, vanity wash hand basin and a

close coupled wc. Fully tiled and twin leaded windows to the rear. Night storage heater and an airing cupboard.

### **Driveway**

The driveway provides hardstanding for a number of vehicles and leads to the garage.

### **Concrete Sectional Garage**

With aluminium up and over door

### **Rear Garden**

Whilst overgrown it has side vehicle access and is enclosed with panelled fencing

### **Services**

Mains services are connected

### **Tenure**

The property is Freehold.





## Viewings

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

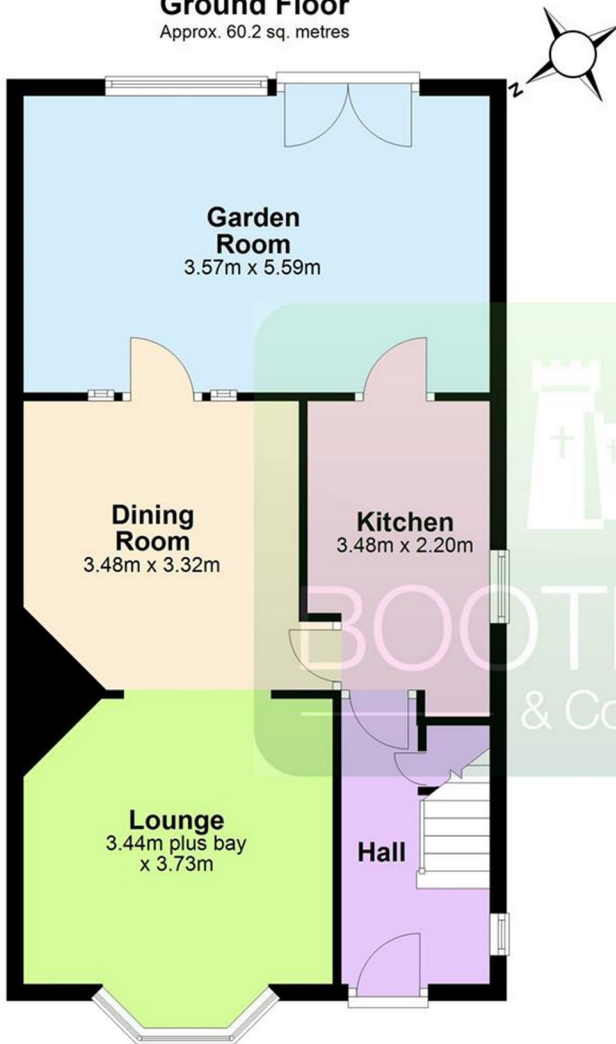
## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		45	
(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	

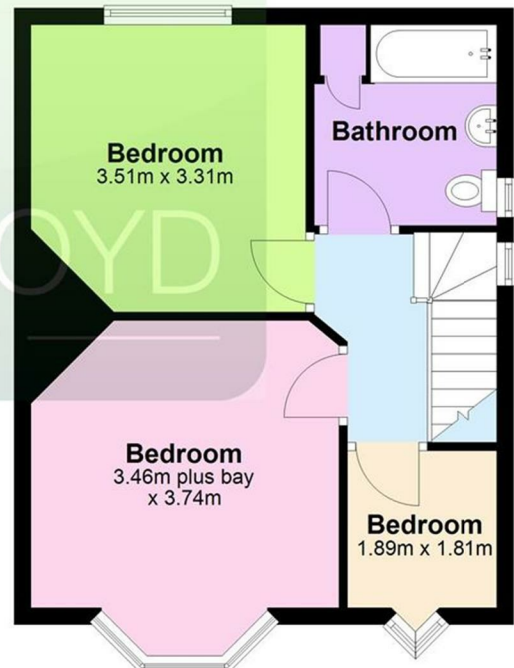
### Ground Floor

Approx. 60.2 sq. metres



### First Floor

Approx. 40.0 sq. metres



Total area: approx. 100.2 sq. metres