



## Queens Road, Kenilworth. CV8 1JQ

£399,950

- \*\*\*UNDER OFFER\*\*\*UNDER OFFER\*\*\*UNDER OFFER\*\*\*
- Driveway & Detached Side Garage
- Fitted Kitchen with Appliances
- First Floor Shower Room
- Offered With No Onward Chain
- Traditional Halls Together Semi Detached House
- EPC Rating E - 42
- Double Glazing Throughout
- Kenilworth Town Centre Location
- Warwick District Council Tax Band D

# Queens Road, Kenilworth. CV8 1JQ

\*\*\*PROPERTY UNDER OFFER\*\*\* A spacious 3 bedroom character halls together semi-detached property in the centre of Kenilworth. The property benefits from gas central heating, double glazing and offers an open porch with reception hallway, living room with bay window, dining room, recently refitted kitchen with fridge and washing machine, utility room, cloakroom, wc, first floor landing, three bedrooms ( 2 doubles) with fitted wardrobes, shower room, private easily managed rear garden, good size garage and ample side off road parking. The property is offered with no onward chain.



3



1



2



E

Council Tax Band: D





## ENTRANCE

Approached via a paved pathway to an open storm porch with Minton tiled floor, antique oak panels and glazed front door leading into the

## HALLWAY

With radiator, original quarry tiled floor, decorative coving, temperature control clock for the central heating, built-in airing cupboard with lagged copper cylinder and fitted immersion heater, range of slatted shelving and access to insulated roof space, stairs rising to first floor, smoke alarm and panelled door through to the

## SITTING ROOM

11'7" x 12'11"

Walk-in bay window with PVCu double glazing, radiator, feature coving, picture rail, marble composition, fireplace surround and hearth, two wall light points

## DINING ROOM

12'3" x 10'10"

With open style grate fireplace with decorative tiled inset and hearth with pine mantel and surround, PVCu double glazed window to side, radiator, coving, picture rail, panelled door through to the

## FITTED KITCHEN

12'5" x 10'3"

Fitted with a range of matching white base and wall units with a marble effect rounded edge work surfaces, Phillips double electric oven with grill below, under unit fridge, Indesit washing machine, single drainer stainless steel sink unit, Phillips four ring halogen hob with illuminated extractor hood over, Potterton Flamingo boiler servicing the hot water and central heating, vinyl floor covering, radiator, useful under stairs storage cupboard housing the electric and gas meters, panelled and glazed door through to the

## UTILITY ROOM

8'5" x 4'1"

With ceramic tiling to floor, PVCu double glazed window, PVCu double glazed door to garden with pitched polycarbonate roof, power, panelled door through to the

## LANDING

With smoke alarm, central ceiling light point, panelled door through to

## CLOAKROOM

With low level w.c., corner wash hand basin with ceramic tiling to splash backs, opaque double glazed window

## BEDROOM 1

13'9" x 14'11"

With walk-in double glazed bay window with radiator, picture rail, further radiator, PVCu double glazed window, original cast iron fireplace with tiled hearth, built-in double wardrobes with hanging rail and shelving with built-in cupboards over

## BEDROOM 2

9'2" x 10'11"

With original cast iron fireplace, tiled hearth, built-in wardrobes comprising one double and one single with bedside cabinets and over bed high level storage cupboards, PVCu double glazed window, radiator

## BEDROOM 3

7'4" x 10'0"

With a radiator, PVCu double glazed window, built-in single wardrobe with shelving unit above

## SHOWER ROOM

Three piece suite with low level w.c., corner wash handbasin, large walk-in double shower cubicle with mains fed shower, matching chrome fittings, ceramic tiling full height to shower and half height to remainder, vinyl floor covering

## GARAGE

22'0" x 11'0"

With metal up and over door to front, pedestrian door to garden

## REAR GARDEN

Fully enclosed by perimeter fencing, garden wall, mainly laid to patio with inset circular border with access to garage and wrought iron gate leading to the front of the property

## DRIVEWAY

To the front of the property there is a tarmacadam driveway with ample parking for 2 /3 vehicles with well kept borders, low level brick wall and pathway

## TENURE

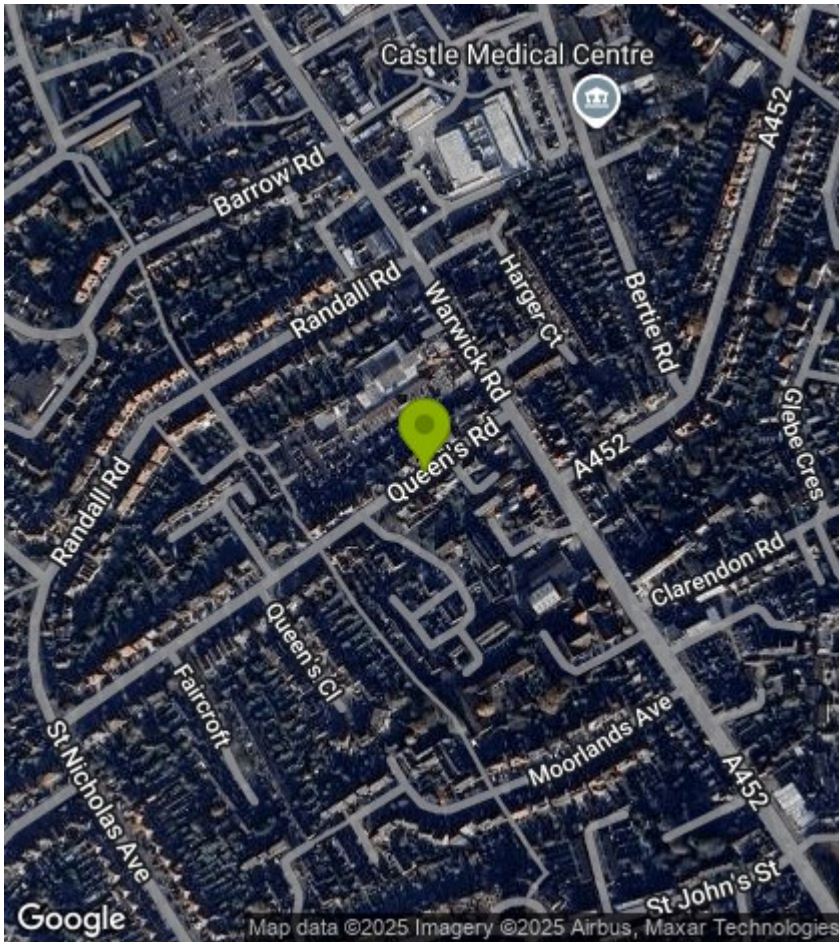
The property is Freehold

## SERVICES

All mains services are connected

## FIXTURES AND 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:

E

