



Borrowell Terrace, Borrowell Lane, Kenilworth

Offers In The Region Of £390,000

- Character Three Bedroom Mid Terraced Property Next To The Abbey Fields
- Dining/Breakfast Kitchen
- Three Good Bedrooms
- Private Rear Garden
- No Onward Chain
- Two Reception Rooms
- Energy Rating D - 52
- Shower Room
- Rear Garage/Parking
- Warwick District Council Tax Band D

Borrowwell Terrace, Borrowwell Lane, Kenilworth

A delightful well maintained, rarely available, mid terraced character three bedroom house, situated overlooking the Abbey Fields and within easy walking distance of the town Centre. and Old Town with the added advantage of rear garage/carport. The well presented, gas centrally heated, triple glazed accommodation comprises; garden fronted approach, open porch, an open plan hall/dining room, front living room with open fire, fitted breakfast/dining kitchen, landing with access to roof space, large master bedroom with Abbey Fields view, two further bedrooms shower room, attractive paved and artificial grassed rear garden and rear access to open fronted garage rom Brookside Avenue. The property is offered for sale with no onward chain.



Council Tax Band: D



Approach

With retaining brick wall and pathway leading to a composite front door with tiled pitched timber entrance porch with quarry tiled floor, wall mounted high level electric and gas meters, leading into

Open Reception Hall And Dining Room

11'6" x 15'1"

With radiator and shelf, spindled banisters rising to first floor with useful under stairs single door storage cupboard with hanging space and shelving, further under stairs cloaks cupboard with hanging rail, radiator and double glazed window to rear, door to

Living Room/ Lounge

11'3" x 11'5"

With triple glazed bay window to front, radiator, three wall lights, decorative wall and ceiling beams, matching brick inset and tiled mantle and hearth open chimney, radiator, shelves to either side of the chimney breast.

Kitchen/ Breakfast Area

16'2" x 9'2"

Kitchen fitted with a range of matching green wood grain effect base and wall units with marble effect rounded edge work surfaces one and a half bowl stainless steel sink with chrome mixer tap. Integrated double Neff fan assisted oven and grill, four ring halogen hob with cooker hood above, space and plumbing for washing machine, ceramic tiling to splash back areas and floors, double glazed window to side, pine panelled and architrave lighting, space for large upright fridge freezer, double airing cupboard housing the Potterton Kingfisher boiler, servicing the hot water and central heating, with slatted shelving, breakfast area with space for table and patio doors to the garden, radiator and strip light.

First Floor Landing

Split level first floor landing with matching banister rail and spindles, ceiling light, access to insulated loft space with retractable ladder, door to

Double Bedroom One

13'1" x 11'3"

With triple glazed walk in bay window to front with fabulous views across the Abbey Fields, further triple glazed window, built-in wardrobes to one wall with hanging and shelving and fitted internal draws with matching cupboards over, radiator, ceiling light.

Double Bedroom Two

11'6" x 9'3"

With double glazed window to rear, radiator, ceiling light, vanity sink unit with useful cupboard below.

Bedroom Three

10'5" x 9'2"

With double glazed window to rear, ceiling light radiator, access to remaining roof void.

Shower Room

With a three piece white suite with low level encased w.c., vanity wash hand basin with matching white wood cupboards below, walk in shower enclosure with fitted shower screen and Mira sport electric shower, extractor fan, heated chrome towel rail, ceramic tiling to floor and, ceiling downlighters, opaque double glazed window to side.

Rear Garden

With paving, feature walled garden with fenced top with central pathway leading to the garage, artificial grass, outside courtesy light, attractive planted borders with shrubs and plants

Garage

With open frontage rear door and window.

Tenure

The property is Freehold

Services

All main services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

72 Mbps

Ultrafast

1000 Mbps

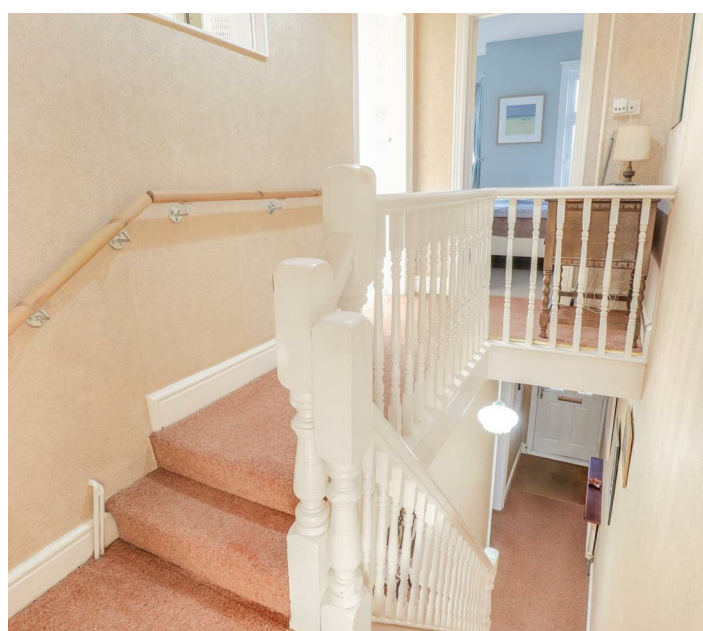
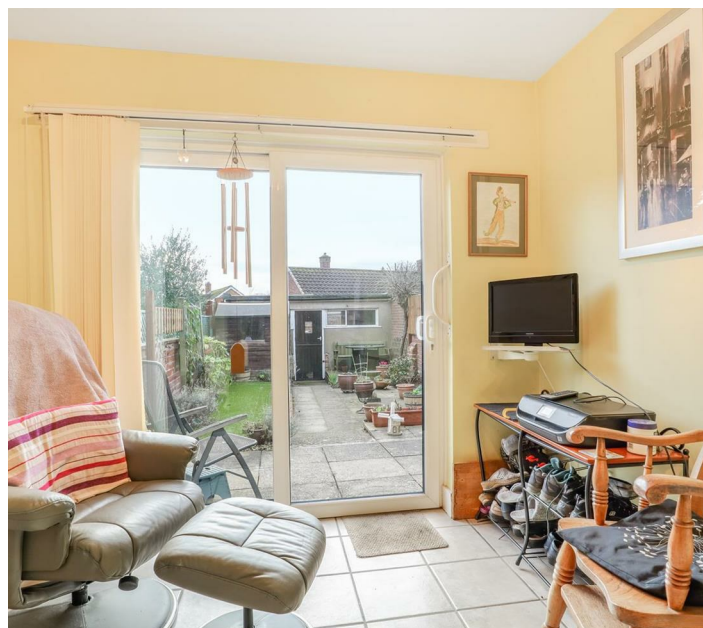
Satellite / Fibre TV Availability

BT

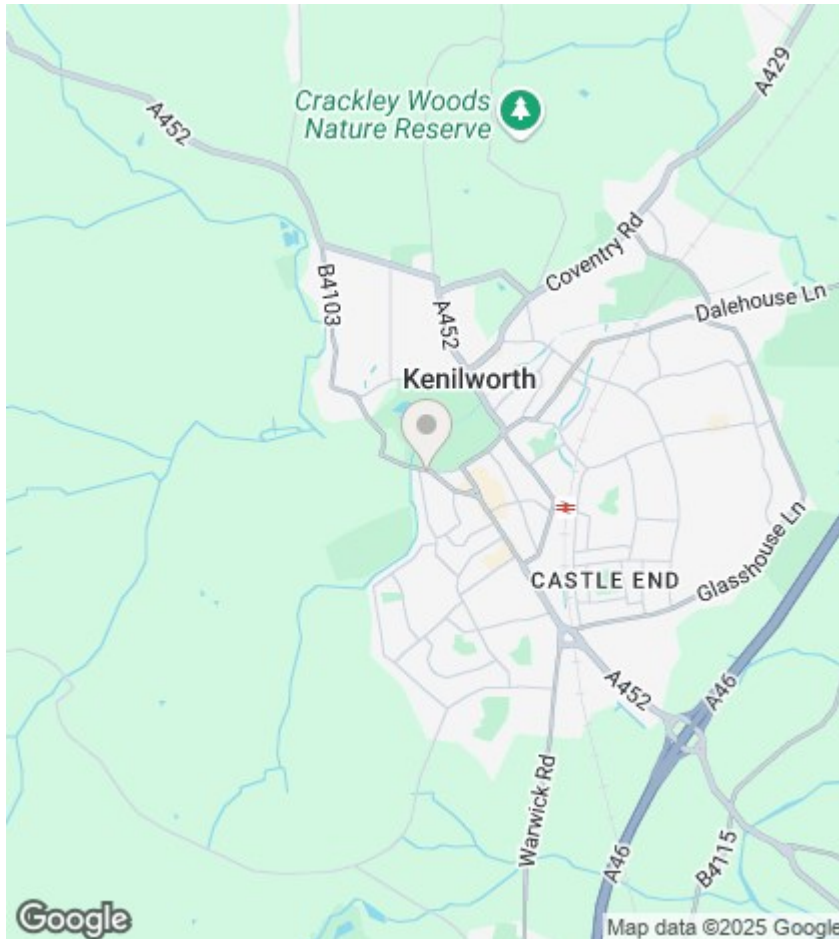
Sky
Virgin

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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		52
(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

E

