



BOOTHROYD
& Company



Henry Street, Kenilworth

Offers Over £310,000

- Extended Refurbished Two Bedroom Terraced House
- Open Porch, Reception Hall & Living Room With Feature Open Fire
- Impressive Extended Dining Kitchen With Bi Fold Doors
- Two Bedrooms
- Newly Installed Complete Gas Central Heating System
- Popular Kenilworth Location
- Energy Rating C - 75
- Utility Area & Cloakroom W.C
- Luxury Refitted Shower Room
- Warwick District Council Tax Band C

Henry Street, Kenilworth

OPEN DAY SATURDAY 12th JULY 11.00-13.00PM, PLEASE CALL FOR YOUR APPOINTMENT SLOT.

A beautifully refurbished, renovated and extended two bedroom house in the heart of Kenilworth, close to the lovely Abbey Fields and Kenilworth town centre. The property requires internal viewing and has undergone a comprehensive modernisation project that requires some final finishing and benefits from; replacement double glazing, complete new gas fired central heating system, new extended quality kitchen with bi fold, utility and cloakroom w.c and bathroom. The accommodation comprises; living room with feature fireplace and walk-in bay window, useful under stairs storage cupboard, separate dining room, re-fitted luxury kitchen with quality appliances and travertine flooring, good size utility, cloakroom w.c., first floor landing, two bedrooms and shower room private rear garden laid to lawn with raised patio and a cottage style front garden. Viewing is highly recommended.



Council Tax Band: C




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Approach

Over a block paved pathway to a feature brick arch entrance with panelled and frosted glazed front door into the

Hall

With wood laminate flooring, radiator, smoke alarm, stairs rising to the first floor, door way to

Lounge

10'11" x 9'8"

With wood laminate flooring, feature reclaimed open fireplace with cast iron grate and wooden surround, coving, ceiling light, feature walk in bay window with fitted shutters.

Dining Area

With space for large breakfast or dining table, feature radiator, LED downlighters, smoke alarm, built-in pantry cupboard with shelving and quartz tops, integrated fridge freezer, opening to the

Extended Kitchen

23'0" x 13'0"

Quality fitted two tone bespoke kitchen with 20 mm quartz work surfaces with matching up, integrated induction hob, dishwasher, feature gold mixer tap with under counter mounted stainless sink unit, island unit with 20 mm quartz work surfaces with 4 matching stools, wall mounted t.v., two Velux roof windows, three leaf grey bi folding doors, LED downlighters, panelled and glazed door to

Utility Room

With space and plumbing for washing machine with oak work top and fitted shelving, LED downlighters, split open panel door to the

Cloakroom

With a low level w.c, wood panels to half height, wall mounted wash hand basin with gold tap, LED down light.

First Floor Landing

With Feature drop down ceiling light, smoke alarm, two LED downlighters, door to

Double Bedroom One

11'7" x 13'1"

With two double glazed windows to front, ceiling light, radiator, feature cast iron fireplace, access to insulated and boarded loft space, there are passed plans for a loft conversion.

Bedroom Two

6'11" x 7'11"

With ceiling light, radiator, original cast iron fireplace, double glazed window to rear.

Shower Room

With a luxury three piece white suite with low level w.c, feature wall hung wash hand basin with cupboard below, circular bowl and wall mounted gold mixer tap with quartz splash back, large walk in shower enclosure with fitted glazed screen, gold shower fitting with rain head shower and additional attractiveness, LED ceiling down lighters, heated black towel rail, useful storage alcove.

Rear Garden

With raised porcelain patio and steps down to lawned garden, enclosed by perimeter fencing and hedging with established shrubs and plants.

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

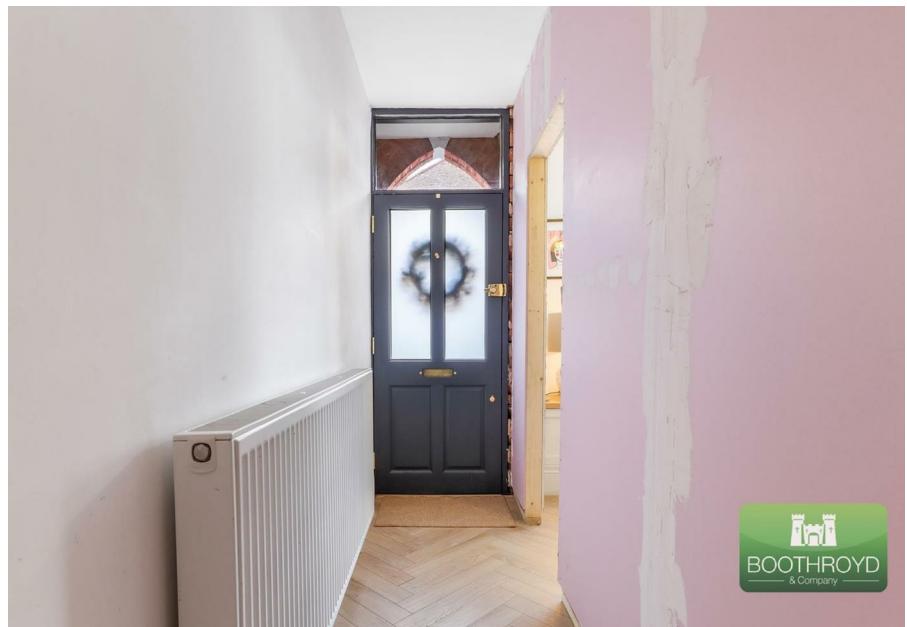
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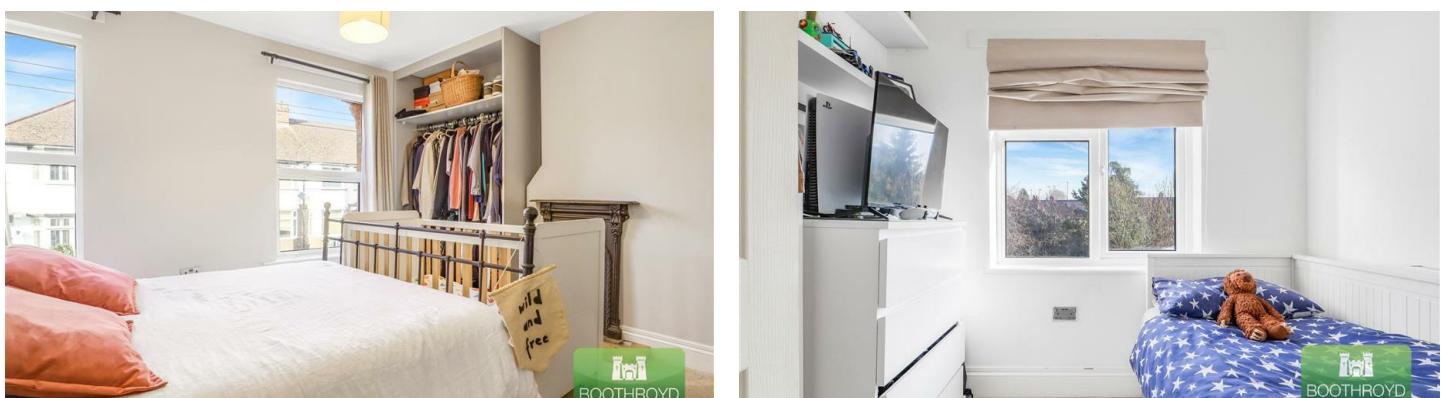
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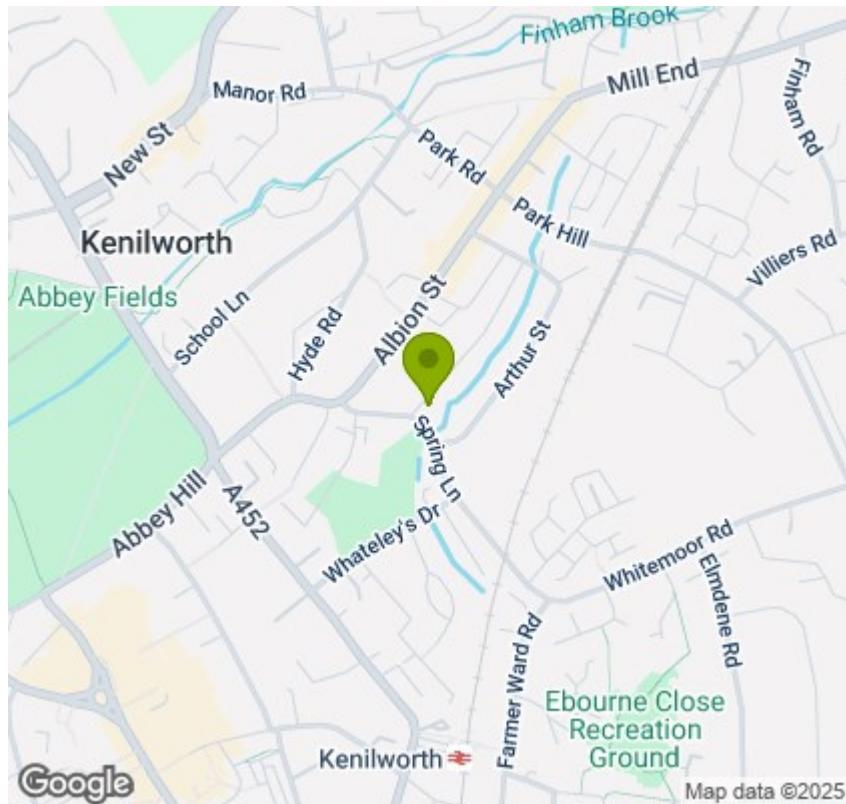
Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







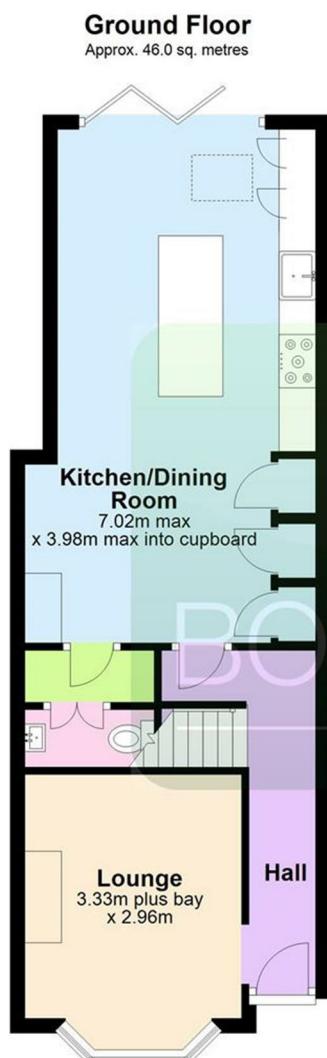
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(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



Total area: approx. 76.9 sq. metres

First Floor
Approx. 30.8 sq. metres

