



BOOTHROYD
& Company



Randall Road, Kenilworth

Offers Over £399,950

- Two Double Bedrooms and One Box Room currently an Office Space
- Living Room
- Dining Room With Extended Sitting Area
- Utility, Cloakroom W.C, and Study
- Attractive North Facing Rear Garden-Driveway Parking For Three/Four Cars
- Enclosed Porch & Reception Hall
- Energy Rating C - 71
- Refitted Kitchen
- Independent Door To Front which could serve as additional single bedroom
- Warwick District Council Tax Band D

Randall Road, Kenilworth

A well maintained and attractively presented extended and improved 1930s Two/three bedroom semi detached house, within walking distance of the town Centre of Kenilworth within this sought after residential road. The fully double glazed, gas centrally heated and improved accommodation comprises; enclosed porch, hall, living room, dining room with extended sitting area, refitted kitchen, utility, cloakroom w.c, and study, two double bedrooms, shower room, attractive gardens to front and rear with the rear facing to the North. To the front there is driveway parking for three/four cars. With Full gas fired central heating and double glazing early viewing is suggested.



3



1



2



C

Council Tax Band: D



Approach

Over a block paved driveway to an enclosed brick arch porch with upvc double glazed front door, quarry tiled floor, parcel box, hardwood panelled and opaque glazed front door into the

Hall

Telephone point, coving, picture rail, radiator, smoke alarm, useful understairs storage cupboard, with electric smart meters, isolation unit, solar panel storage battery, power and light with coat hooks and shelving. Door to

Living Room

10'11" x 11'1"

With leaded and double glazed bay window, coving, three wall lights, ceiling light, internal light window to dining room, living flame effect coal gas fire with marble composite hearth, antique pine mantle and surround with decorative tiled inset, shelving to both alcoves, t.v. point, radiator to bay.

Dining Room

11'10" x 17'1"

With coving, ceiling light with centre rose, radiator, further ceiling light and centre rose, square arch to the

Snug

6'11" x 8'9"

With vaulted ceiling with two Velux roof windows, ceiling light, radiator, double glazed French doors onto the patio.

Kitchen

7'1" x 14'6"

Comprehensively refitted with a range of matching Wren cream high gloss matching base and wall units with brushed steel handles and wood block effect rounded edge work surfaces. Ceramic tiled splash backs, one and a half bowl granite composite sink with chrome mixer tap, integrated appliances to double eye level Bosch fan assisted oven with grill, four ring stainless steel Zanussi gas hob with illuminated Stainless steel extractor hood above. Bosch dishwasher, space for under counter fridge. Space and plumbing for washing machine, integrated waste bin, vinyl cushion floor, ceiling spot lights, double glazed door to with electronic cat flap, radiator and door to the

L Shaped Utility Room

Two ceiling lights, vinyl floor, wall cupboard, space for further freezer or other appliances, Velux roof window, radiator, door to

Cloakroom W.C.

With a low level w.c., wall mounted wash hand basin with ceramic tiles to splash back, extractor fan, ceiling light.

Study/Converted Garage Space

11'3" x 6'6"

Two Velux roof windows with fitted blinds, LED ceiling down lighters, double glazed window to side and front with UPVC door to front, this could be a ideal office or treatment room.

First Floor Landing

With opaque double glazed window to side, matching banister rail and spindles, coving, ceiling light, access to insulated and half boarded loft space with retractable timber ladder. Power and light connected, door to

Bedroom

10'11" x 11'3"

With leaded double glazed window to front, two ceiling lights, built in wardrobes to one wall with sliding part mirrored doors, with useful range of hanging and shelving into the chimney.

Bedroom

11'11" x 11'3"

With double glazed window to front, two ceiling lights, pine fronted wardrobes either side of chimney breast with hanging and shelving, cupboards over, fitted mirror with shelf.

Box Room/Office

7'0" x 5'6"

With leaded double glazed window to front, picture rail, ceiling light, fitted shelving, radiator.

Shower Room

Three piece suite with low level encased w.c., vanity wash hand basin with chrome mixer tap and cupboard below, walk in shower enclosure with fixed shower screen, with electric shower. Grab rails, fitted seat and non slip floor, easy wipe splashback to walls, extractor fan, opaque double glazed window. Large heated towel rail, vinyl flooring, mirrored vanity cabinet.

Rear Garden

Fully enclosed by perimeter fencing, full width patio with low-level wall, pathway leading to the top of the garden where there is potting shed and glazed green house, three water butt's, inset lawn, various shrubs plants to include assortment of bushes to include, raspberries and black and red currants, small eating apple tree. The garden faces North to the rear.

Front

With low level perimeter fence and front dwarf garden wall, block paved driveway with parking for Three/four cars, attractive miniature magnolia tree and hedged and flooring shrubs to other boundary.

Tenure

The property is freehold.

Services

All mains services are connected;

Mobile coverage-

EE

Vodafone

Three

O2

Broadband - But not currently connected

Basic

22 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

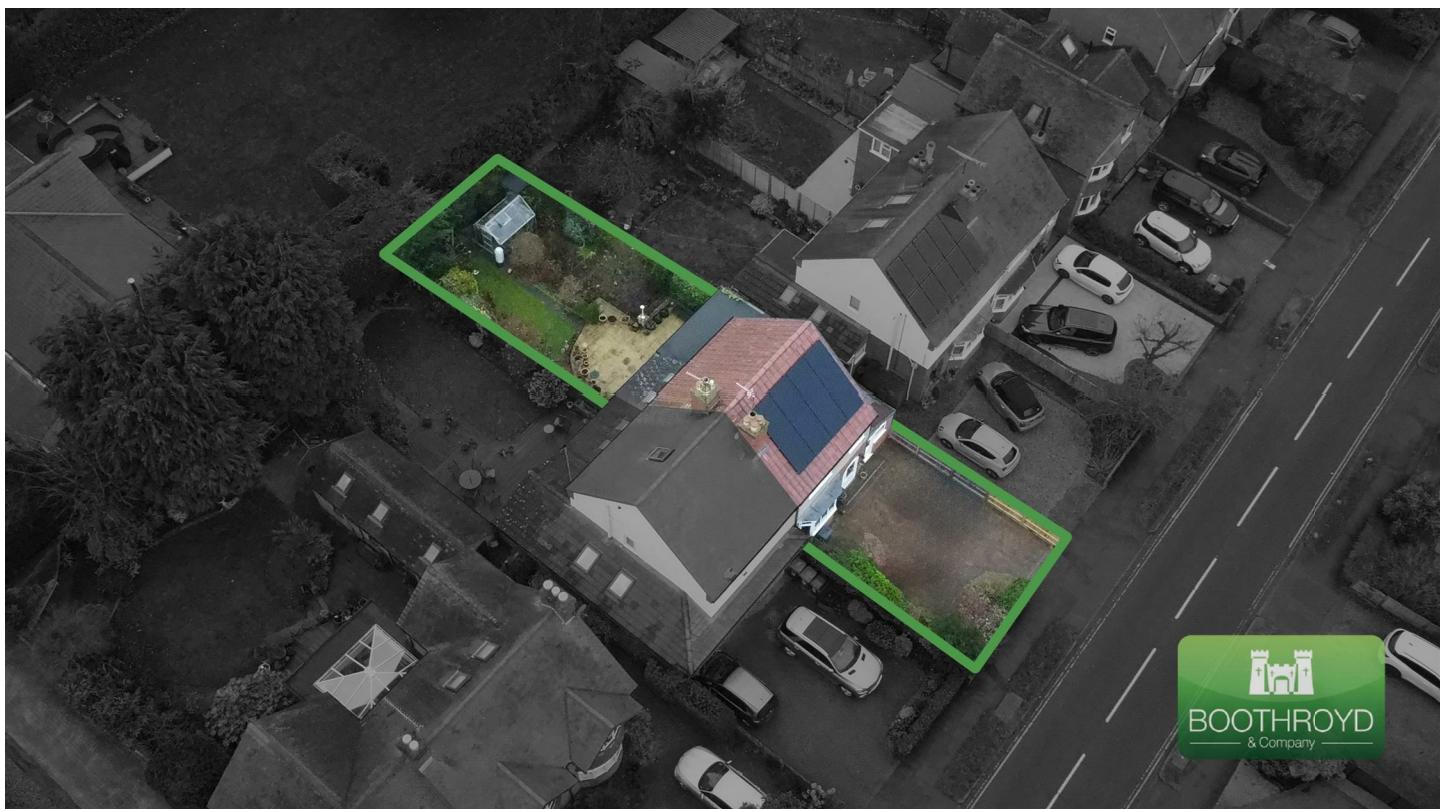
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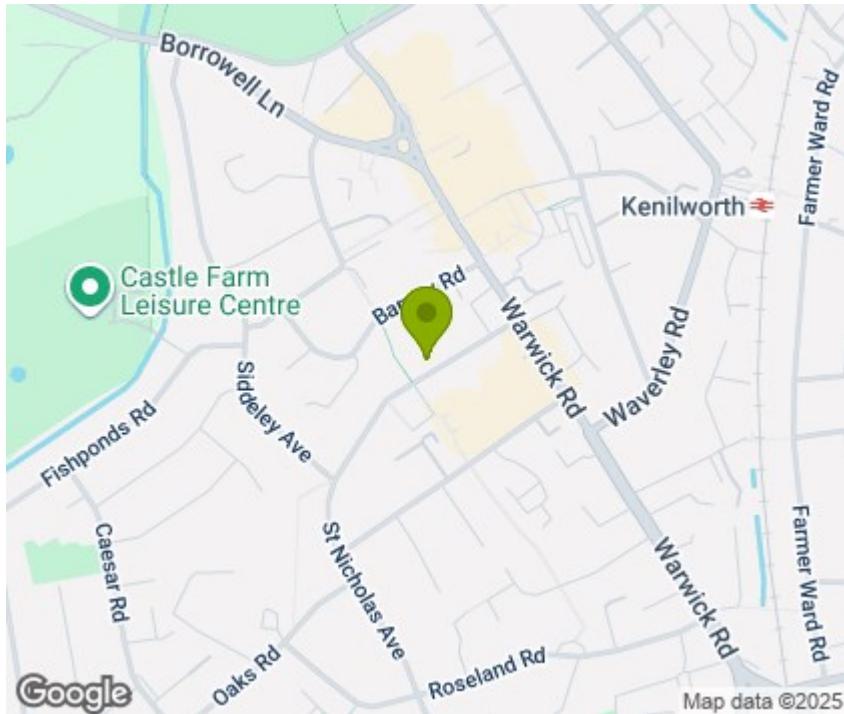
The property also benefits from Solar Panels, to the front, which would be staying at the house.

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.

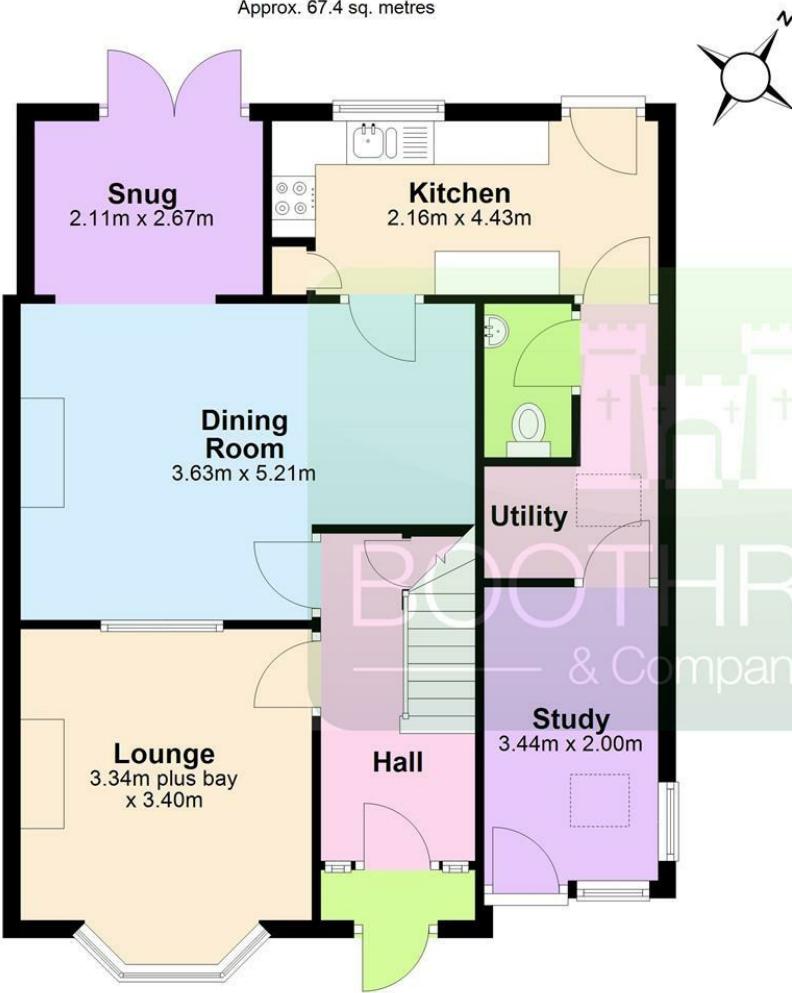
EPC Rating:

C

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



First Floor

Approx. 36.9 sq. metres



Total area: approx. 104.3 sq. metres