



Talisman Close, Kenilworth, Warwickshire. CV8 1TE

Asking Price £385,000

- Modern Town Centre Semi Detached House
- Cloaks, Hallway And Through Lounge
- Fitted Kitchen Including Appliances
- Gas Central Heating And Double Glazing
- Attractive Rear Gardens
- Offered For Sale With No Onward Chain
- EPC Rating D - 58
- Three Well Proportioned Bedrooms
- Garage With Parking And Further Driveway To The Front
- Warwick District Council Tax Band D

Talisman Close, Kenilworth, Warwickshire. CV8 1TE

Tucked away in a quiet backwater in the heart of Kenilworth, this modern semi-detached home is offered for sale with no onward chain.

The property opens with a welcoming hallway and cloakroom, leading to a spacious through lounge with a feature fireplace and direct access into the dining area. The kitchen, whilst original, is presented in immaculate condition and includes fitted appliances.

Upstairs, there are three well-proportioned bedrooms along with a bathroom fitted with a shower over the bath. Outside, the property benefits from a driveway providing hardstanding, a front garage with additional parking in front and a delightful rear garden that is well stocked with mature planting and enjoys side pedestrian access. A superb opportunity to purchase a modern home in a highly convenient central location, with the added advantage of no chain



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D

Council Tax Band: D



Entrance Hallway

Entrance featuring a composite double-glazed door with a side window, radiator, decorative coving, and doors leading to the main living areas.

Cloakroom

Bathroom comprising a close-coupled WC, wash hand basin, vinyl flooring, radiator, and a window to the front.

Living Room

11'6" x 15'6"

Front reception room featuring a bow window, radiator, ceiling coving, and a striking marble fireplace with a marble hearth, Adams-style surround, and living flame gas fire.

Dining Area

7'0" x 10'6"

Dining area with French doors opening onto the rear garden, radiator, and door leading to the kitchen.

Kitchen

7'5" x 10'6"

Kitchen comprehensively fitted with a range of wall and base units, complemented by roll-topped, stone-effect work surfaces. Features include an inset single-drainer sink beneath the rear window, four-ring hob with extractor canopy, electric oven, under-counter fridge and freezer and a washing machine, under-stairs storage, and a stable door leading to the rear garden

Landing

Access to loft void, airing cupboard and doors to

Bedroom One

8'5" x 12'10"

Window to the fore and a radiator.

Bedroom Two

8'5" x 11'5"

Window to the rear and a radiator

Bedroom Three

5'11" x 9'4"

Window to the fore and a radiator.

Bathroom

Bathroom fitted with a coloured suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and close-coupled WC. Features include tiled splashbacks, heated towel rail, extractor fan, and a rear-facing window.

Fore Garden

There is a lawned foregarden and driveway that provides parking for one car.

Rear Garden

Garden with side gated access, a patio directly off the house, mature shaped borders, and a formal lawn.

Garage

Located to the front of the house with up and over door with parking directly in front.

Tenure

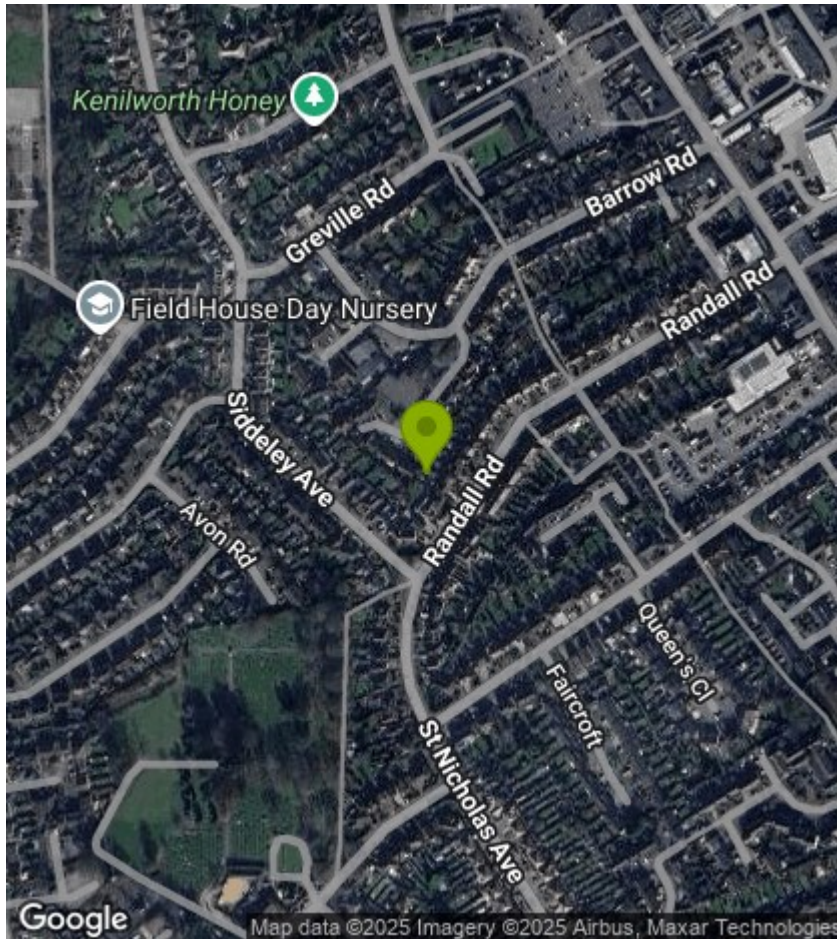
The property is freehold.

Services

All mains services are connected.

Fixtures and Fittings

All fittings and fixtures 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



LOCATION
22 Tallisman

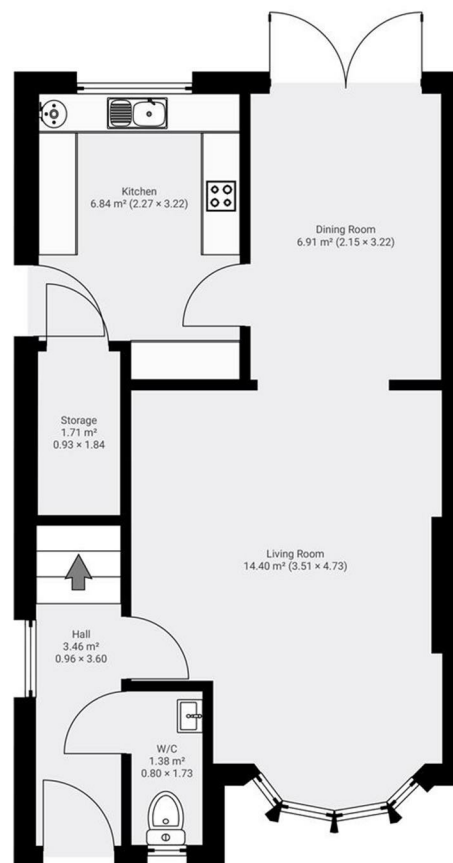
DETAILS
Total area: 66.54 m²
Living area: 66.54 m²
716.2 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatus accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatus is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatus.

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▼ Ground Floor TOTAL AREA: 34.67 m²



▼ 1st Floor TOTAL AREA: 31.87 m²

