



## Tisdale Rise, Kenilworth

Offers Over £300,000

- Three Bedroom Semi-Detached House
- No Onward Chain
- Canopy Porch And Hall
- Thorns Park Hill School Catchment And Close To Kenilworth Secondary School
- Two Double Bedrooms And One Single Bedroom
- Backing Onto The Nature Reserve
- Energy Rating D- 66
- Living Room With Fireplace And Fitted Kitchen
- Conservatory, W.C and Store
- Warwick District Council - Tax Band C

# Tisdale Rise, Kenilworth CV8 2QU

A well located three bedroom semi-detached property in a quiet residential cul-de-sac location. The property is offered for sale with no chain and immediate vacant possession, requiring some internal improvement and upgrading but with the benefit of gas fired central heating and double glazing and being located within the Thorns/Park Hill school catchment area and close to the newly opened Ofsted outstanding Kenilworth secondary school. The accommodation comprises: Canopy porch, entrance hallway, living room, fitted kitchen with integrated oven and hob, dining room, conservatory, cloakroom w.c and useful side store, first floor landing, three bedrooms (two doubles), master bedroom with built-in wardrobes, three piece modern family bathroom, rear garden backing on to the nature reserve and off road parking to front. There is space at the side of the property with the potential to extend the property (subject to obtaining the usual planning consents).



3



1



2



2

Council Tax Band: C



### **Entrance**

Leading to a paved driveway, timber tiled pitched and canopy porch with UPVC double glazed front door leading into the

### **Entrance Hall**

Central ceiling light, low level meter cupboard housing the gas and electricity meters, radiator, stairs rising to first floor, wall mounted electric isolation unit, door through to the

### **Lounge**

15'1" x 11'1"

Multi paned UPVC double glazed bow window overlooking the front garden, central ceiling light, feature living coal flame effect electric fire, marble composition with matching wooden mantel and surround, useful under stairs storage cupboard, alarm control box and fitted light, door through to the

### **Kitchen**

8'7" x 14'5"

Fitted with a range of matching beech fronted base and wall units, black marble effect rounded edge work surfaces, one and a half bowl stainless steel sink with chrome mixer tap, Logik single electric fan assisted integrated oven and grill, four electric halogen hob, stainless steel illuminated extractor hood above, automatic washing machine, and dishwasher included in the sale, integrated under counter fridge, vinyl flooring, ceramic tiling to splash backs, double glazed window and sliding patio doors, opening to the conservatory.

### **Conservatory**

7'11" x 21'0"

Full width dining conservatory with a pitched polycarbonate roof and surrounding UPVC double glazed windows and french doors onto raised decking, radiator, two wall lights, door to the

### **Cloakroom W.C**

With a two piece white suite with low level w.c, wall mounted wash hand basin with shelf over, wall light, electric heater, pitched polycarbonate roof and door to side store.

### **First Floor Landing**

Central ceiling light, access to insulated loft space, power and light connected and being partially boarded, opaque glazed window to side, panelled door to airing cupboard, range of fitted shelving housing the British gas combination boiler servicing the hot water and central heating, vented through the loft space.

### **Double Bedroom One**

12'9" x 8'2"

With a double glazed window to the front, radiator, ceiling light, built in sliding mirrored doors to a double wardrobe with hanging and shelving.

### **Double Bedroom Two**

9'10" x 8'2"

With double glazed window to rear overlooking the nature reserve, vinyl flooring, ceiling light and radiator.

### **Bedroom Three**

9'9" x 6'0"

With double glazed window to front, radiator, ceiling light, built in over bulk head single bed frame with useful storage below.

### **Bathroom**

Three piece refitted white suite with a low level encased w.c, vanity wash hand basin with chrome mixer tap and cupboard below, curved panelled bath with mains fed chrome shower over bath, LED ceiling light, extractor fan, porcelain tiling to walls, mirror vanity cabinet, vinyl floor covering, radiator, opaque double glazed window to rear.

### **Side Store**

With polycarbonate roof, range of fitted shelving, door to front and UPVC door into the w.c.

### **Rear Garden**

A pleasant feature of the property being not overlooked backing directly onto the nature reserve with timber gate ideal for the dog walk, garden is fully enclosed by perimeter fencing with raised timber decked patio with matching balustrades down to a lawn, timber garden shed and green house with established planted borders either side.

### **Front**

To the front of the property is a paved driveway with parking, inset lawned fore garden with established evergreen shrubs.

### **Tenure**

The property is freehold.

### **Services**

All mains services are connected,

### **Mobile Coverage**

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
1 Mbps  
Superfast  
98 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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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. 84.2 sq. metres