



## Watling Road, Kenilworth

Offers In The Region Of £349,950

- Three Bedroom End Terraced House
- Living/ Dining Room
- Fitted Kitchen
- Family Bathroom & Ensuite
- Single Garage To Rear
- Open Porch & Reception Hall
- Energy Rating D - 67
- Three Bedrooms Two Doubles
- Large Corner Plot With Tiered Landscaped Garden
- Warwick District Council Tax Band C

# Watling Road, Kenilworth, CV8 2HS

An attractively presented and refurbished three-bedroom end-terraced, timber-framed home built in 1970, set in a quiet cul-de-sac within an established residential area and falling inside the Thorns/Park Hill School catchment.

The accommodation includes an open porch, welcoming reception hallway, a spacious living/dining room, and a refitted kitchen. To the first floor are three well-proportioned double bedrooms, a large refitted family bathroom, and an ensuite to bedroom two.

Outside, the property enjoys an attractive rear garden set on a generous corner plot, along with a rear garage accessed from Webster Avenue. Additional benefits include modern double glazing, gas central heating, and the property is offered in excellent condition throughout. Viewing is highly recommended.



Council Tax Band: C



## Approach

With steps leading up to a resin pathway and an open porch, which includes a useful storage cupboard housing the electric and gas meters, as well as the electric isolation unit. UPVC front door with matching opaque side window opening into the

## Reception Hall

With radiator, ceiling light, coat hooks, a useful understairs storage cupboard, and a further large walk-in storage cupboard that would be ideal for creating a downstairs W.C. Door to the

## Living Room

With window to the front, ceiling light, radiator, TV point, and an archway leading to the

## Dining Area

With French doors opening onto the patio, ceiling light, radiator, and a door leading to the

## Kitchen

Comprehensively fitted with a range of matching blue high-gloss base and wall units, complemented by wood-block work surfaces and matching upstands. Features include a single-drainer white granite-composite sink with chrome mixer tap, integrated Neff fan-assisted oven and grill with a secondary oven and grill, integrated microwave, Neff induction hob with illuminated stainless-steel extractor hood and splashback, and an integrated Beko dishwasher. There is space and plumbing for a washing machine and separate dryer, along with space for a large upright fridge-freezer. Additional features include LED downlighters, a hard-wired smoke alarm, window and door to the rear garden, and ceramic tiled flooring.

## First Floor Landing

With ceiling light, mains smoke alarm, and doors to the

## Master Bedroom

With window to the rear, ceiling light, Mitsubishi air-conditioning/heat-pump unit, and door to the

## Ensuite

With opaque window to the rear, ceiling light, a three-piece white suite comprising a low-level W.C., pedestal wash hand basin with chrome mixer tap and splashback with mirrored vanity cabinet above, and a corner shower enclosure with mains-fed shower featuring chrome fittings and attachments. Includes extractor fan, ceramic tiling to walls and floor, and an electric chrome towel rail.

## Double Bedroom Two

With window to the front, ceiling light, radiator, a useful storage cupboard with hanging rail and shelf, and a Mitsubishi electric air-conditioning/heat-pump unit.

## Bedroom Three

With window to the front, radiator, ceiling light, built-in wardrobes with hanging and shelving, and a new loft hatch giving access to the insulated and part boarded loft space, complete with retractable ladder and light.

## Rear Garden

Impressive corner plot with landscaped tiered garden not overlooked from the rear, attractive porcelain patio, paved steps to a rear concrete section garage and parking accessible from Webster avenue

## Garage

Concrete-section garage, approximately five years old, with a metal up-and-over front door, power and lighting, and a door from the garden. Accessed from Webster Avenue.

## Front

To the front of the property is a sizable lawned fore garden with steps and resin pathway leading to the front door.

## Tenure

The property is freehold.

## Services

All mains services re connected;  
Mobile coverage

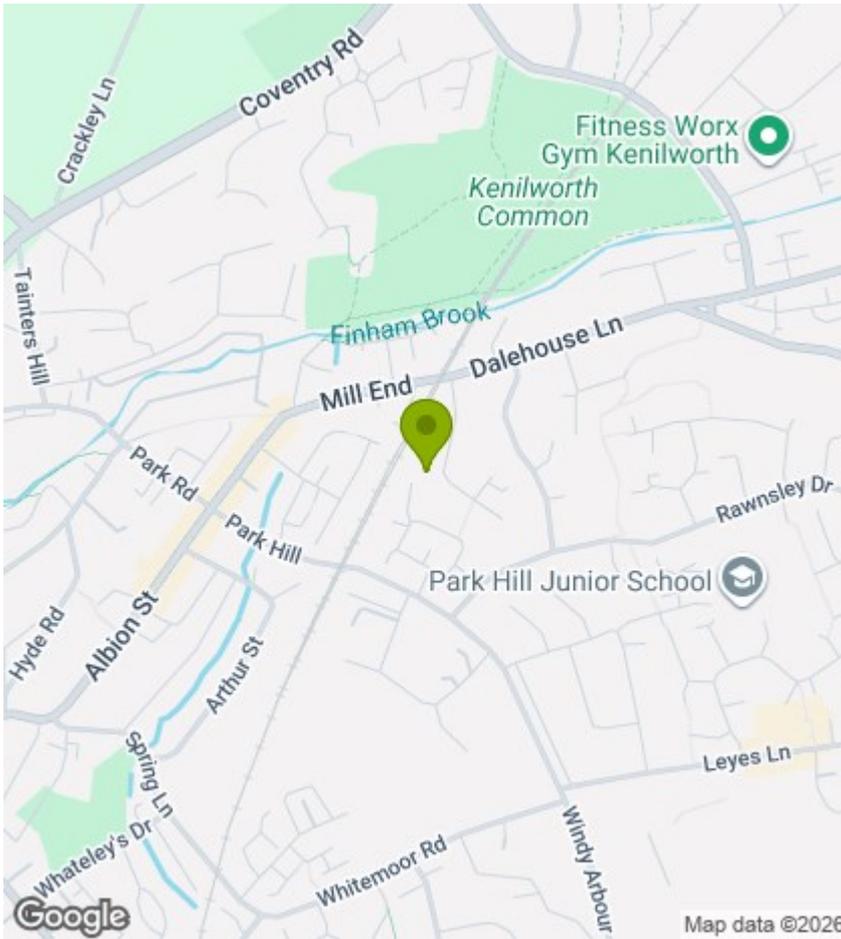
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
5 Mbps  
Superfast  
248 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.

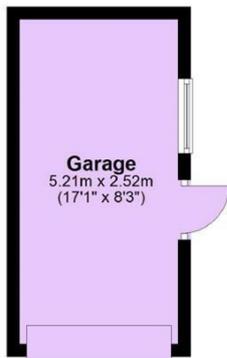
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>80</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



Total area: approx. 88.6 sq. metres (953.4 sq. feet)