



## Avenue Road, Kenilworth

Offers In The Region Of £359,950

- Two Bedroom Character Semi Detached House
- Through Living/Dining Room With Wood Burning Stove
- Extended Kitchen With Side Porch/Utility
- Refitted Shower Room with Separate W.C.
- Attractive South Facing Rear Garden With Pretty Fore Garden
- Open Porch & Reception Hall
- Energy Rating E - 50
- Two Double Bedrooms
- Gas Central Heating And Most Double Glazing
- Warwick District Council Tax Band D

# Avenue Road, Kenilworth, CV8 1AW

This charming two-bedroom semi-detached house near Kenilworth Castle is nestled in a quiet cul-de-sac and boasts a fantastic interior. The property features gas central heating, mainly double glazing, and is sold with vacant possession and no onward chain.

The accommodation includes a front garden, an open porch, a reception hall, through living/dining room, a fitted kitchen, and a side porch. Upstairs, there are two double bedrooms, one with fitted wardrobes, and a shower room with a separate WC. The south-facing rear garden offers good privacy. This property is definitely worth a viewing.



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E - 50

Council Tax Band: D



## Approach

Over a pedestrian tarmacadam pathway, with a paved path and an attractive fore garden, you will find a feature open pitched tiled canopy porch with a porthole window. It has a hardwood paneled and opaque glazed front door, complete with an outside lantern and a meter box.

## Reception Hall

The room features a quarry-tiled floor, a radiator, a ceiling light, and a smoke alarm. There is also a useful understairs storage cupboard with fitted shelving, as well as a window to the side that houses the electric isolation unit and the electric meter. This area would be suitable for heating a downstairs W.C.

## Living Room

Window with leaded and glazed bay to the front, radiator, feature recessed wood-burning stove with tiled hearth and oak mantle, and an arch with bespoke built-in bookshelves.

## Dining Room

The double-glazed door, with matching windows, overlooks the established rear garden. It features a radiator and a provision for a recessed fireplace into the chimney breast.

## Extended Kitchen

The kitchen features a combination of grey and navy blue wood grain effect base and wall units, complemented by rounded-edge marble effect work surfaces. It includes ceramic tiled splashbacks and a single drainer white ceramic sink with a retractable chrome mixer tap. The integrated appliances consist of a Neff fan-assisted oven and grill, along with a separate microwave. There is space and plumbing for a washing machine and dishwasher, as well as enough room for a large upright fridge freezer. The flooring is tiled with ceramic tiles, and double-glazed windows are present on both side aspects. Additionally, there is a radiator and a door leading to the

## Lobby Walkway

Featuring ceramic tiles on the floor, a pitched polycarbonate roof, and double-glazed doors and windows, providing secure access down the side of the property.

## First Floor Landing

With a double-glazed window to the side, a ceiling light, access to an insulated and part-boarded loft space, a temperature control clock for the central heating, a matching bannister rail and spindles, and a door to

## Double Bedroom One

Featuring a double-glazed window at the front, there is a radiator, a ceiling light, and built-in matching wardrobes on either side of the chimney breast, complete with a hanging rail and shelf, as well as additional cupboards above.

## Double Bedroom Two

The room features a double-glazed window at the rear, a ceiling light, and a radiator.

## Refitted Shower Room

The bathroom features a two-piece white suite with a vanity wash hand basin, chrome mixer tap, and a cupboard below. It has a spacious walk-in shower with a glazed screen, mains-fed shower with chrome attachments, and twin shower heads. Porcelain tiles cover the floor and walls, and an opaque double-glazed window offers rear views. The room includes ceiling spotlights, a heated towel rail, and an LED mirrored vanity cabinet with a high-gloss wall-hung cabinet. Additionally, there is an airing cupboard housing a modern Glow-worm combination boiler, vented to the side, with slatted shelving for drying.

## Separate W.C.

Featuring a low-level encased toilet with a distinctive high-level cistern, a corner vanity wash hand basin with a cupboard below, ceramic tiles on the floor, an opaque double-glazed window at the front, and a ceiling light.

## Rear Garden

This established cottage-style tear garden offers a good degree of privacy, featuring a sunny south-facing rear aspect. It is enclosed by perimeter fencing and well-stocked with a variety of shrubs, plants, and climbing vines. The garden includes a pergola walkway, a timber shed, and a summerhouse, as well as an outside tap and a patio located immediately in front of the dining room.

## Front

At the front of the property is an established landscaped garden with a variety of mature shrubs and plants, featuring a low-level privet hedge and a pathway leading to the side and front door.

## Tenure

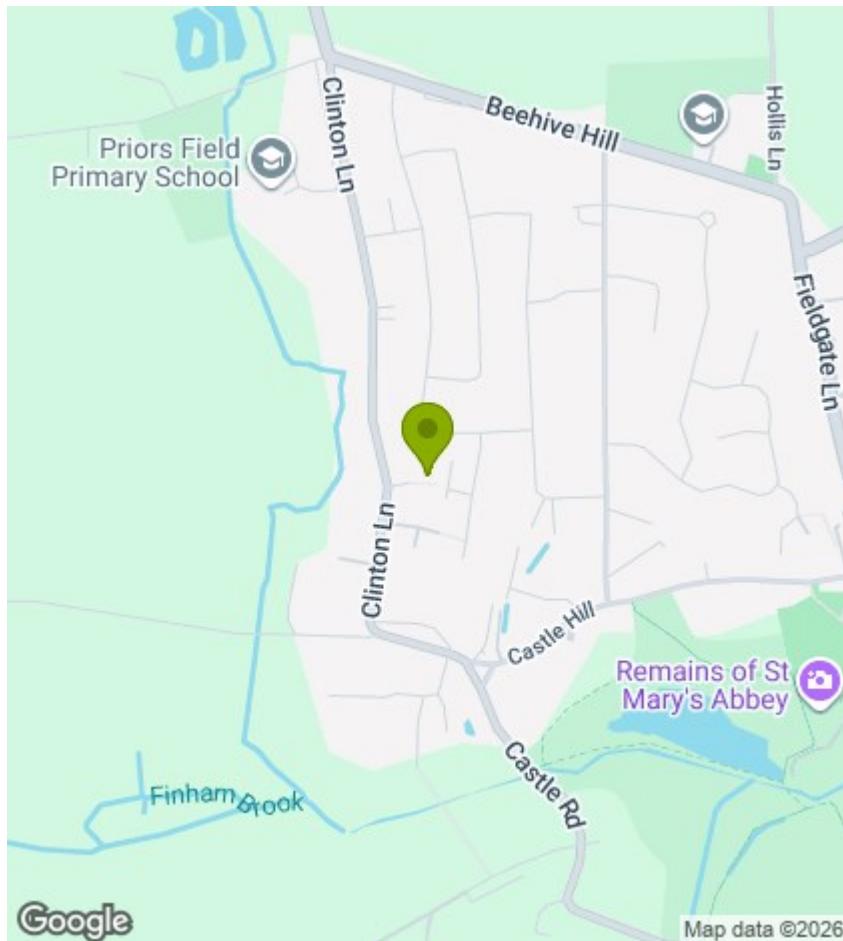
The property is freehold.

## Services

All mains services are connected.

## Fixtures And 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.

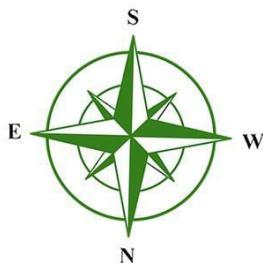
## EPC Rating:

E

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	



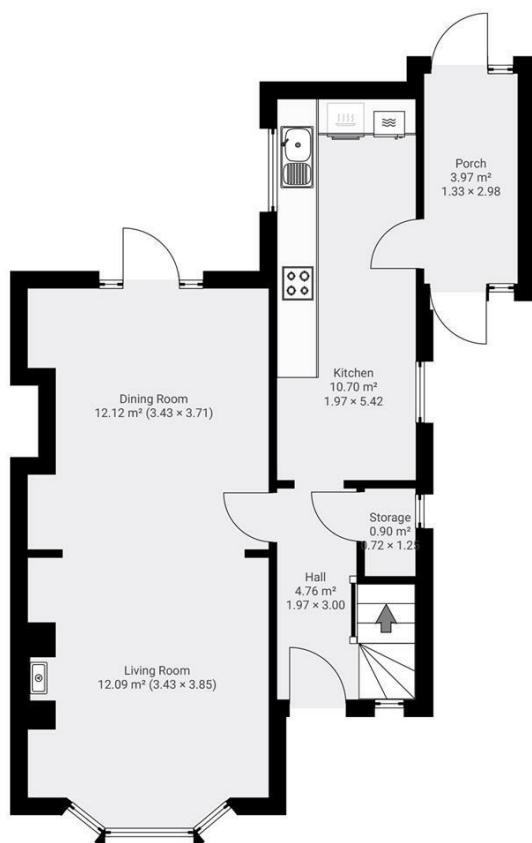
DETAILS  
Total area: 79.80 m<sup>2</sup>  
856.96 sq.ft



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 only and should not be relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

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### ▼ Ground Floor      TOTAL AREA: 44.52 m<sup>2</sup>



### ▼ 1st Floor      TOTAL AREA: 35.29 m<sup>2</sup>

