



3 Crackley Hill, Coventry Road, Kenilworth, CV8 2EE

£1,200 PCM

- Bay Fronted Semi Detached House
- Open Plan Dining Kitchen With Utility
- White Bathroom With Shower
- Deep Foregarden And Hardstanding
- Available 9th September 2024
- Three bedrooms
- EPC Rating E - 45
- Rear Garage
- Gas Central Heating
- Warwick District Council Tax Band C

3 Crackley Hill, Kenilworth CV8 2EE

A well positioned three bedroom semi-detached house, situated on Crackley Hill behind a deep fore garden with off road car parking to the front and with rear access to a garage. Having gas central heating and double glazing the well presented unfurnished accommodation with neutral carpets and good fittings to kitchen and bathroom offers; garden approach to porch, entrance hall, front sitting room with stone fireplace, open plan dining room leading to well fitted kitchen, utility, downstairs w.c., first floor landing, three good sized bedrooms (2 doubles), fully tiled bathroom with white suite and shower, long attractive fore garden, fully enclosed rear garden with decking, rear access to single brick built garage. The property is available to let on an unfurnished basis, Available on 9th September 2024.



3



1



2



E

Council Tax Band: C



ENTRANCE

Attractive pathway approach through long fore garden with two off road car parking spaces to front leading to the arched porch with quarry tiled step and double glazed front door with side panels leading into the

HALLWAY

With neutral carpetting, radiator, staircase rising to first floor with matching carpetting and white painted banister rails with understairs cupboard, central heating thermostat control, light shade fitting and panelled doors leading off

LOUNGE

14'7" x 11'2"

With natural pine flooring, stone feature fireplace with matching hearth and mantel with inset living flame effect coal gas fire with brushed steel surround, radiator, bay window with roman blinds, t.v. aerial point, three branch light fitment

DINING ROOM

14'0" x 11'0"

Matching neutral carpetting, PVCu double glazed doors lead to rear decking, exposed beamed ceiling, wooden curtain pole with tab top unlined curtains, radiator and breakfast bar divider to

FITTED KITCHEN

10'9" x 5'10"

With high gloss base and wall units with fitted drawers, rounded edge work surfaces, one and a half bowl single drainer stainless steel sink unit with mixer tap and tiled splash backs, slot-in four ring gas cooker with single oven and grill, refrigerator, peninsular breakfast bar with radiator beneath, wall mounted Glow Worm Space Saver gas fired central heating boiler, exposed beamed ceiling with spot light fitment, vinyl floor covering and multi paned glazed door leading

UTILITY

8'6" x 9'0"

With vinyl floor covering, work surface with space under and having a fitted automatic dishwasher, automatic washing machine, freezer, PVCu double glazed door leading to outside and a further door leading to the

CLOAKROOM

With low level w.c., vinyl floor covering, window and fitted shelf

LANDING

PVCu double glazed side window, matching neutral

carpetting, access to roof space, built-in airing cupboard with range of slatted shelving and housing the lagged copper cylinder with fitted immersion heater and time control clock

BEDROOM ONE

13'9" x 10'10"

With neutral carpetting, PVCu double glazed window to rear with wooden curtain pole and tab top lined cream curtains, light shade, radiator

BEDROOM TWO

14'6" x 10'0"

Radiator, matching neutral carpetting, front bay window with roman style blinds and three built-in storage cupboards, radiator

BEDROOM THREE

7'0" x 8'0"

With PVCu double glazed window with wood slat blind, radiator, neutral carpetting, light shade, wall shelf fitment

BATHROOM

6'6" x 6'0"

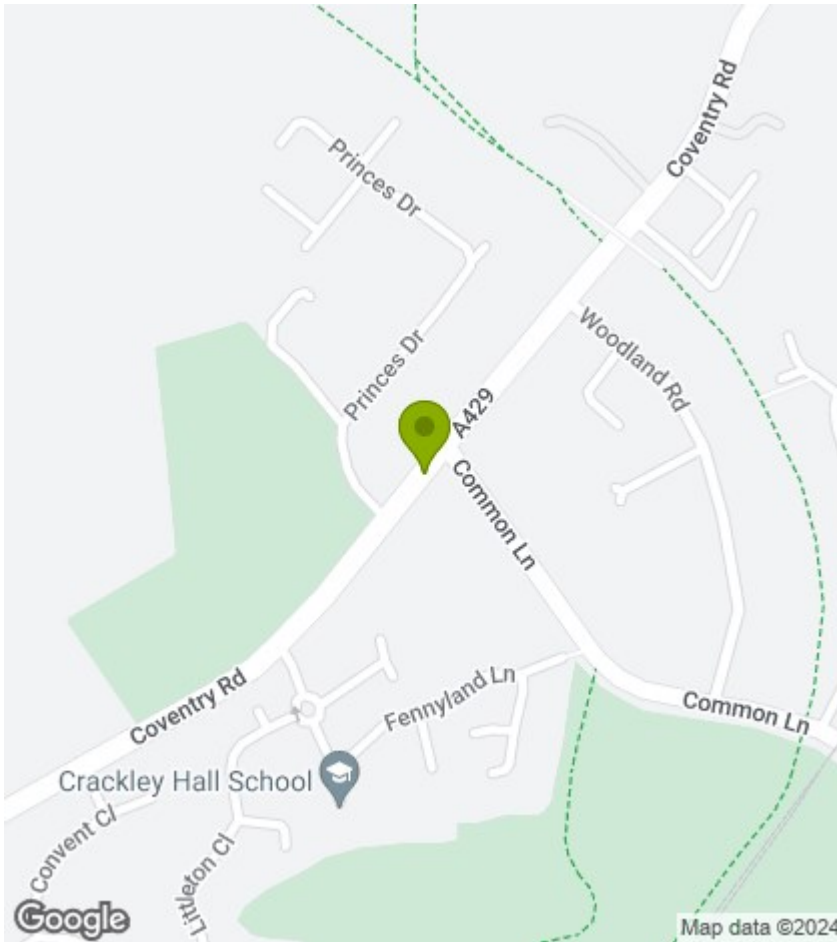
Fully tiled with white ceramic tiling with decorative ceramic border, modern white suite with panelled bath with mixer tap and mains fed shower over with glazed shower screen, vanity unit with porcelain wash bowl with pillar mixer tap and double cupboards beneath, low level w.c. with dual flush, ceramic tiled floor, radiator, PVCu double glazed window with obscure glazing and roman blind, wall mirror

OUTSIDE

The property is set back from Crackley Hill behind a deep fore garden with two off road car parking spaces to front, a deviation fence with gate leading through the long attractively laid out fore garden to the front door. Side access provides a pathway to the

REAR GARDEN AND GARAGE

Attractively laid out, principally laid to grass with a decked patio area, a further decked logia area, rear access gate and with a detached single brick built garage with rear vehicular access from Princes Drive



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		82
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

