



Dudley Road, Kenilworth

£1,300 PCM

- Semi Detached House with Driveway Parking
- Two Reception Rooms
- Gardens to Three Sides
- Fitted Kitchen with Appliances
- Available NOW Unfurnished
- Three Well Proportioned Bedrooms
- EPC Rating C
- Refitted Bathroom
- Gas Central Heating
- Warwick District Council Tax Band C

Dudley Road, Kenilworth, CV8 1GP

A well proportioned three bedroom semi detached house. Benefiting a refitted bathroom. The accommodation comprises a reception hallway, two reception rooms and a fitted kitchen with appliances. On the first floor are three good bedrooms and fully tiled refitted bathroom. Outside the property has gardens to three sides with a formal lawn, mature borders and a side driveway. Viewing is essential. Available NOW UNFURNISHED.



3



1



2



C - 73

Council Tax Band: C



HALLWAY

Double glazed entrance door leads into the hallway. Stairs rise to the first floor landing, double glazed window to the fore, radiator and an understairs storage cupboard. All doors off to

SITTING ROOM

Double glazed window to the fore, radiator, to aerial point and a marble fireplace with an Adams style surround and housing a living flame gas fire set on a marble hearth.

DNING ROOM

With a glazed door communicating through from the sitting room, double glazed patio doors onto the rear garden. Radiator and a door leading into the fitted kitchen.

FITTED KITCHEN

Laminate flooring and fitted units to both wall and base, the base units have a marble effect roll topped worksurface over with an inset single drainer sink unit set beneath the double glazed window to the rear. Undercounter fridge and freezer, washing machine and built in electric oven and matching four ring gas hob over. Double glazed window to the side and a communicating door into the hallway.

LOBBY

With access to the rear garden and side pedestrian access. Further door into the cloakroom.

CLOAKROOM

With a low flush wc and tap.

LANDING

Double glazed window on the turn, access to loft void and all doors off.

BEDROOM 1

Double glazed window to the fore, radiator, built in wardrobe and tv aerial point

BEDROOM 2

Double glazed window to the rear, radiator and a built in cupboard housing the Worcester central heating boiler

BEDROOM 3

Double glazed window to the fore, radiator and a built in over stairs cupboard

REFITTED BATHROOM

Fitted with a modern white suite that comprises a

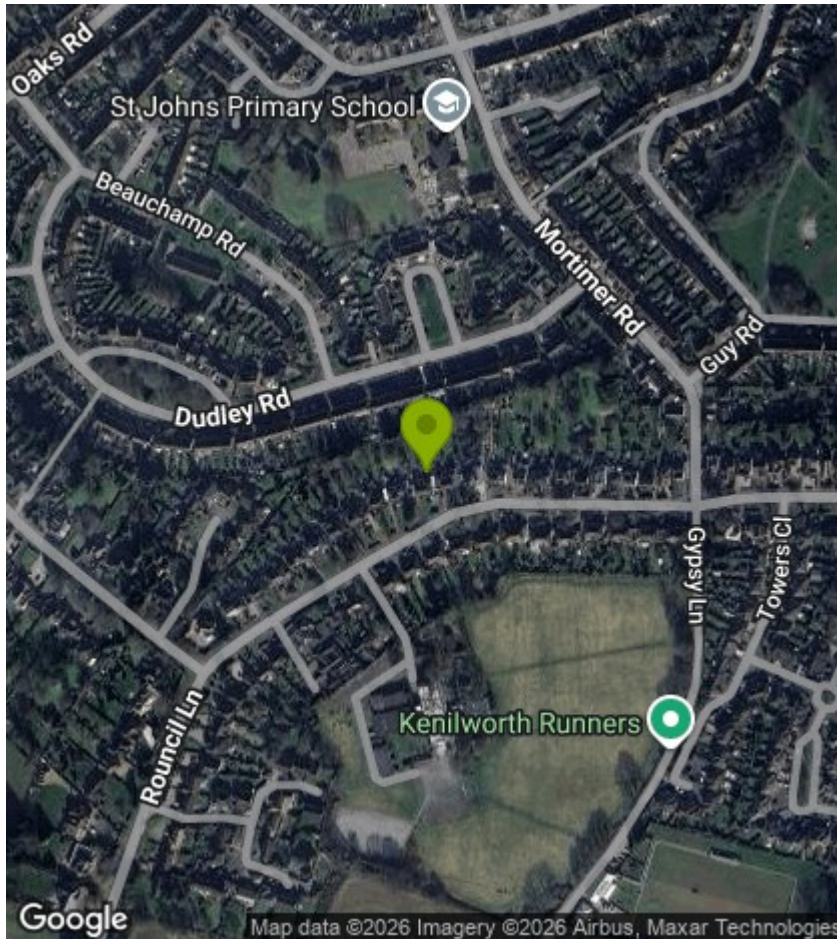
P-shaped bath with shower screen and a thermostatic shower, vanity unit and close coupled wc. White complimentary tiling to full height and tiled floor, double glazed windows to rear and side and a heated towel rail. Downlighters.

OUTSIDE

To there rear are two brick outbuildings with power and lighting provided.

REAR GARDEN

The property has gardens to three sides. The rear has a paved patio area with mature and well stocked borders. The garden continues to the side of the property with a formal lawn and magnolia tree.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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

Ground Floor
Approx. 52.2 sq. metres



First Floor
Approx. 42.4 sq. metres



Total area: approx. 94.6 sq. metres