



## CASTLE ROAD KENILWORTH, CV8 1NG

GUIDE PRICE £470,000  
FREEHOLD

Set within the highly sought-after town of Kenilworth, and just a stone's throw from the historic Kenilworth Castle, this charming two-bedroom period cottage is brimming with character and original features.

Ideally located close to a wealth of local amenities and excellent road links, this delightful home offers both convenience and charm, making it a fantastic opportunity for its next owners.

# CASTLE ROAD

- Charming Characterful Home
- Front & Rear Gardens
- Off Road Parking
- Original Features Throughout
- Sought After Location
- Versatile Utility
- Cellar
- Great Road Links
- Close To Amenities



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## Ground Floor:

-Upon entering the property, you are welcomed into a bright and spacious open-plan living and dining area, flooded with natural light from the bay window at the front of the home. This characterful space sets the tone for the rest of the property, offering ample room for both distinct living and dining areas. Two feature fireplaces complete the room, adding charm and a genuinely homely feel.

-Flowing through to the rear of the home is the kitchen, finished in a quintessential country style. Features include flagstone flooring, exposed wooden beams, a double Belfast sink, and a Rangemaster-style oven set within a feature brick surround. The space also offers room for a freestanding fridge/freezer and provides access to the rear garden, combining practicality with rustic charm.

-Conveniently located just off the kitchen is the versatile utility/studio, which enjoys views over the outdoor space and benefits from under-counter storage for white goods.

## Ground Floor:

-Located at the front of the home is the main bedroom, offering generous double accommodation and reflecting the same characterful feel found throughout the property. The room

benefits from a further feature fireplace and two built-in wardrobes, providing both charm and practical storage.

-The second bedroom is located at the rear of the home and is another generous double room, flooded with natural light from two windows overlooking the rear garden.

-The family bathroom is conveniently located between both bedrooms and features solid wooden flooring, a freestanding roll-top bath, a hand basin, WC, and a heated towel rail.

## Garden, Exterior and Further Property Information:

-The property also benefits from a cellar, accessed via the lounge/dining area.

-Leading outside, the property is blessed with a private rear garden, laid mainly to lawn with well-established foliage borders, offering an ideal setting for alfresco dining during the summer months. The garden benefits from gated side access leading to the front, as well as gated rear access to off-road parking and storage sheds.

-This lovely home also benefits from gas central heating and double glazing throughout. Surrounded by the wealth of amenities that the historic town of Kenilworth has to offer, this idyllic property offers the perfect balance of convenience and community living.

## Important Property Information:

Tenure: Freehold

Local Authority: Warwick District Council

EPC: D

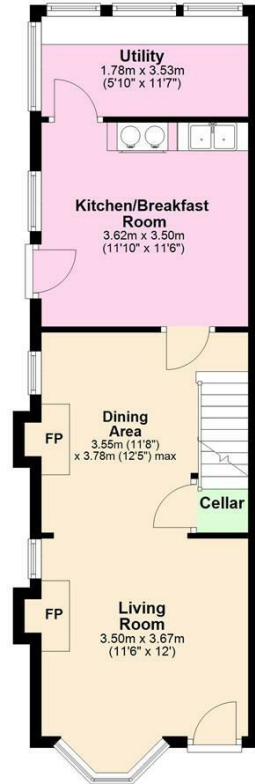
Council Tax Band: D



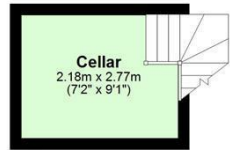
## CASTLE ROAD



**Ground Floor**  
Approx. 46.5 sq. metres (500.0 sq. feet)



**Basement**  
Approx. 6.0 sq. metres (65.0 sq. feet)



**First Floor**  
Approx. 38.2 sq. metres (410.8 sq. feet)



Total area: approx. 90.7 sq. metres (975.8 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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