



Henry Street
Kenilworth
CV8 2HJ

Asking Price Of
£260,000



2 bedroom Mid Terraced House located in Kenilworth



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EPC

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73.3
sq m

FULL DESCRIPTION

THE PROPERTY

An attractive mid terraced house situated on this highly desirable road close to Kenilworth Town Centre. Offered with no onward chain the property has a generous lounge/dining room with a Cotswold stone fireplace. From the lounge you access the single chamber cellar which has restricted head height. The extended kitchen is fitted with shaker style units and comes complete with appliances. From the lounge the stairs take you to the first-floor landing with two double bedrooms, both with fitted wardrobes and a fully tiled refitted bathroom. Outside is a tiered garden with patio and a timber shed. Viewing Recommended.

APPROACH

Set behind a boundary wall a pathway and steps lead to the composite entrance door.

THROUGH LOUNGE/DINING ROOM

20' 4" x 12' 10" (6.22m x 3.92m)

With a Georgian bar double glazed bow window to the fore, radiator, beams to ceiling and a Cotswold stone fireplace with open grate. The dining room area has a pine door into the kitchen, radiator, staircase to the first floor landing and door to the cellar.

SINGLE CHAMBER CELLAR

With a radiator and restrictive head height.

KITCHEN

10' 9" x 12' 10" (3.28m x 3.92m)

Fitted with cream shaker style wall and base units. The base units have a wood block effect roll topped work surface with an inset enamel sink unit with mixer taps. It has tiled splashbacks and is set beneath the double-glazed window to the rear. There is a five-burner gas hob with wok burner, matching fan assisted oven and extractor hood. Integrated fridge freezer and a washing machine and tumble dryer. Tiled floor, wine cooler and breakfast bar. Stable door to the rear garden and ceiling downlighting.

LANDING

With a radiator and doors off to

BEDROOM ONE

10' 10" x 12' 10" (3.32m x 3.92m)

Georgian bar double glazed window to the fore with a radiator beneath. Built in mirror fronted wardrobes to one wall.

BEDROOM TWO

9' 10" x 12' 10" (3.02m x 3.92m)

Georgian bar double glazed window to the rear, radiator and sliding wardrobes with the ATAG combination boiler.

REFITTED BATHROOM

With tiling to full height the bathroom has a P-shaped bath with thermostatic shower and glass screen. Vanity wash hand basin and a concealed cistern wc. Tiled floor, heated chrome towel rail, extractor and downlighting.

REAR GARDEN

Directly from the rear door you step out onto a paved patio with steps that rise to a tiered lawn with a timber shed at the head of the



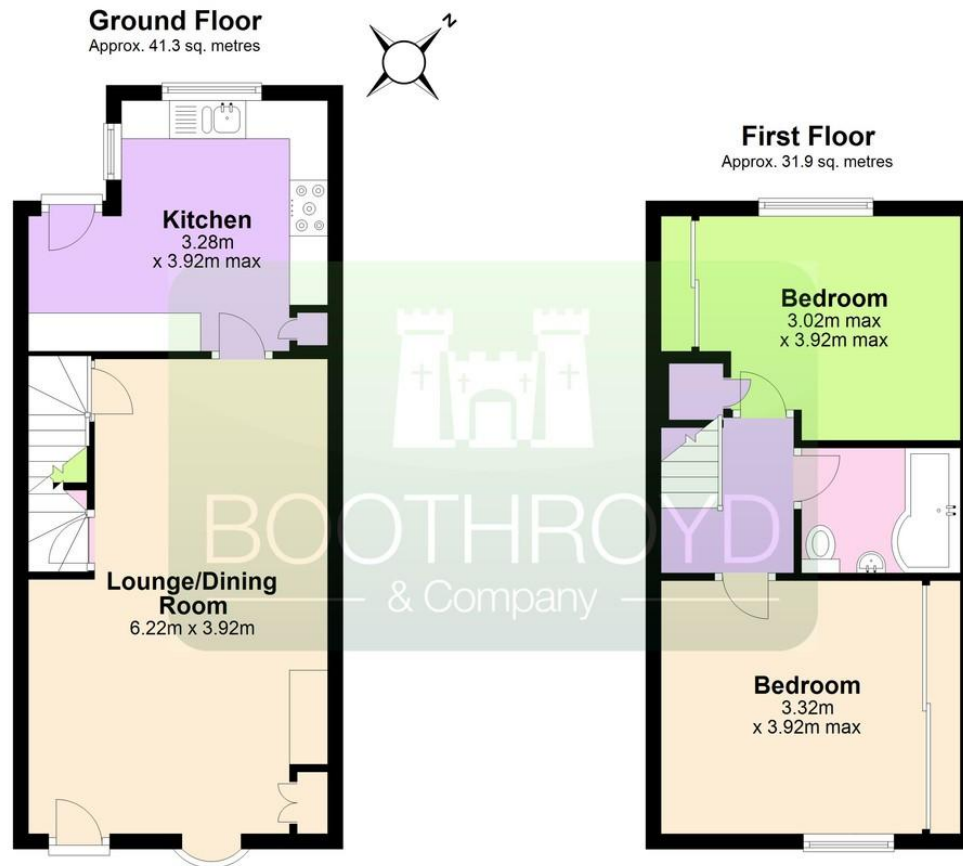
garden. There is a pedestrian access to the garden

FIXTURES & FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



FLOORPLAN



Total area: approx. 73.3 sq. metres

CONTACT

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