



Rawnsley Drive,  
Kenilworth,  
CV8 2NX

£325,000



# 2 Bedroom Semi- Detached House located in Kenilworth.



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63.9  
sq m

## FULL DESCRIPTION

### THE PROPERTY

A deceptively spacious modern two-bedroom semi-detached property in a popular residential position, within the Thorns/Park Hill and Kenilworth secondary school catchment. This property benefits from two large double bedrooms, re-fitted bathroom, impressive spacious dining/living room, re-fitted kitchen with integrated oven and hob, established and well stocked enclosed rear garden with a variety of shrubs, driveway parking. Internal inspection is highly recommended.

### ENTRANCE

Approached over a concrete driveway to a double glazed front door with matching opaque insets leading into the

### PORCH

With central light, vinyl flooring, panelled and glazed door through to the

### LOUNGE

18' 9" x 12' 5" (5.74m x 3.80m)

With two radiators, double glazed window to front, two ceiling light points, wall mounted electric isolation unit, alarm control pad, and digital control clock for the central heating, open tread stairs rising to the first floor landing.

### KITCHEN

8' 2" x 12' 5" (2.50m x 3.80m)

Comprehensively re-fitted with a range of matching cream high gloss fronted base and wall units, wood block effect rounded edge work surfaces, one and a half bowl and drainer stainless steel sink unit with central chrome mixer tap, integrated Siemens electric fan assisted oven and grill, four ring Siemens induction hob, illuminated brushed steel extractor hood above, ceramic tiling to splash back area, concealed Worcester Bosch combination boiler servicing the hot water and central heating, LED down lights, space and plumbing for washing machine and separate dryer, space for large upright fridge freezer, range of power points with USB connection ports, vinyl flooring, double glazed window and double glazed door to rear.

### FIRST FLOOR LANDING

With central ceiling light point, access to insulated and boarded loft space with retractable ladder.

### DOUBLE BEDROOM ONE

10' 4" x 12' 5" (3.17m x 3.80m)

With radiator, double glazed window to front and central ceiling light.

### DOUBLE BEDROOM TWO

8' 2" x 12' 5" (2.50m x 3.80m)

With radiator, double glazed window to rear, panelled door to airing/storage wardrobe with hanging rail.



#### BATHROOM

With a re-fitted three piece white suite, low level w.c. ,vanity wash hand basin with cupboard below, large panelled bath with central mixer taps, separate mains fed shower with matching chrome fittings, shower curtain rail, porcelain tiling to all walls, radiator, opaque double glazed window to side, central ceiling light point, heated chrome towel rail, vinyl flooring, LED down lighters and LED anti mist mirror.

#### REAR GARDEN

Fully enclosed by perimeter fencing with full width patio and three steps up to main lawn, delightfully maintained with a good variety of shrubs and trees, secure side gated access, outside tap, electrical power socket, timber shed and green house.

#### OUTSIDE

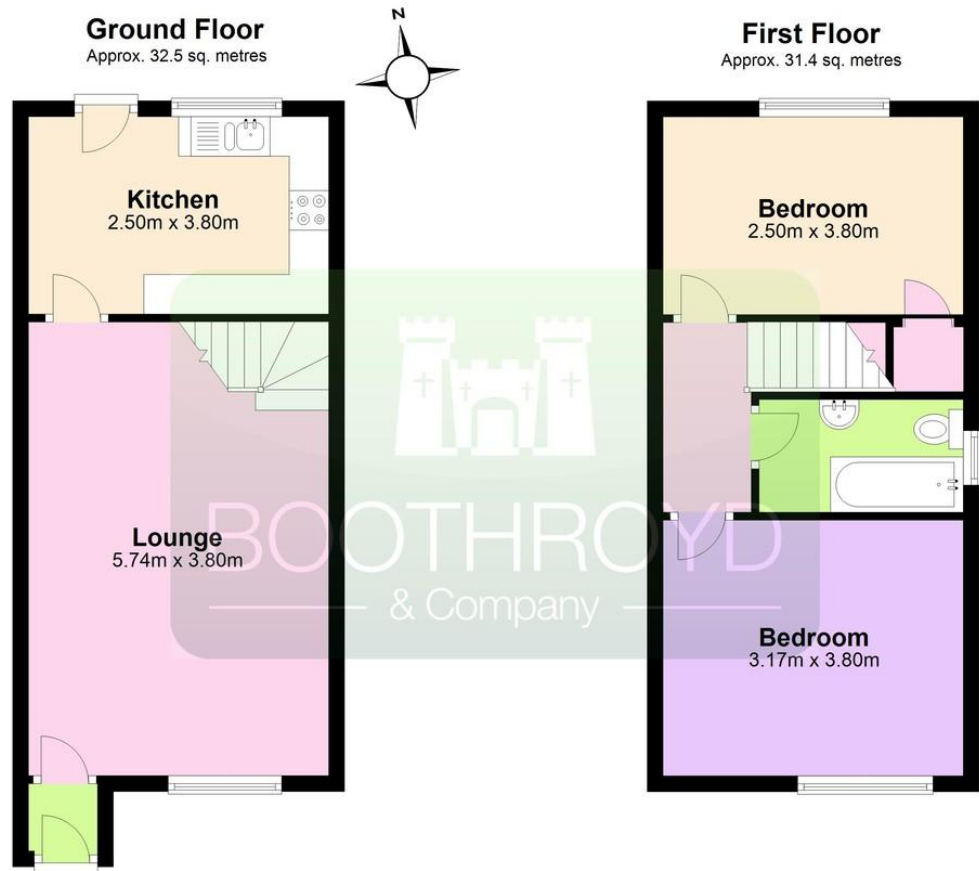
To the front of the property there is a concrete pathway with driveway parking for 2 vehicles, established fore garden with a variety of shrubs and plants.

#### FIXTURES AND FITTINGS

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



# FLOORPLAN



Total area: approx. 63.9 sq. metres

## CONTACT

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