



Barrow  
Road  
Kenilworth  
CV8 1EH

Asking Price Of  
£385,000



# 3 Bedroom Semi- Detached House located in Kenilworth



3



1



2



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EPC

D



93.8  
Sq m

## FULL DESCRIPTION

### THE PROPERTY

A three-bedroom Bates semi-detached house on the fringe of Kenilworth Town Centre. The property requires modernisation and is offered with no onward chain, the property benefits majority double glazing and gas central heating with a combination boiler. There is a recessed porch, hallway with cloakroom and two reception rooms, the kitchen has white wall and base units. On the first floor is a landing with doors off to the three bedrooms and bathroom. Outside is a tarmac driveway to the detached brick garage with up and over door. There is a garden to front and rear.

### HALLWAY

Entered through a uPVC double glazed door and having stairs to the first floor landing, radiator and cloakroom.

### LOUNGE

16' 2" x 11' 4" (4.94m x 3.47m)

Double glazed window to the fore, two radiators and a marble fireplace with an Adams style surround and housing a living flame gas fire, double doors into the dining room.

### DINING ROOM

11' 11" x 9' 7" (3.64m x 2.94m)

Crittles window and doors onto the rear garden, radiator and door into the kitchen.

### KITCHEN

15' 8" x 8' 5" (4.78m x 2.57m)

Fitted with white wall and base units, stone effect countertops and an inset stainless steel sink unit set, double glazed window to the side, tiling to splashbacks, pantry and a double-glazed door and window to the rear.

### LANDING

Double glazed window on the turn, airing cupboard housing the Potterton combi boiler.

### BEDROOM ONE

12' 7" x 11' 3" (3.86m x 3.43m)

Double glazed window to the fore with a radiator beneath and cupboard.

### BEDROOM TWO

10' 4" x 11' 3" (3.15m x 3.43m)

Double glazed window to the rear, radiator and a cupboard.

### BEDROOM THREE

8' 11" x 7' 0" (2.74m x 2.14m)

Double glazed window to the fore and a radiator.

### BATHROOM

With a cast iron bath, wash hand basin and a low flush w.c., tiled splashbacks, radiator, and a frosted double-glazed window.

### FOREGARDEN

With a tarmac driveway leading to the single detached garage. The garden is mainly laid to lawn with shrub borders and a dwarf front wall.

### REAR GARDEN

With a concreted patio area and a formal lawn with pathway.



GARAGE  
With up and over door.

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



# FLOORPLAN



Total area: approx. 93.8 sq. metres

## CONTACT

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