



 **3**
Bedrooms

 **1**
Bathroom



****GARAGE/PARKING TO REAR**NO ONWARDS CHAIN**** A well-presented three-bedroom mid-terraced family home is offered for sale with no onwards chain. The property boasts easy access to the A45 & A46, Warwick and Coventry University, Stivichall and Grange Farm Primary schools along with Finham Secondary school.

Briefly comprising of entrance hallway with Minton tiled flooring and stained glass front door, through lounge/diner with bay window, feature fireplace and sliding patio door onto the rear garden, modern fitted kitchen with built-in dishwasher and space for appliances, an understairs storage cupboard houses the meters and consumer unit (installed 2019).

To the first floor are two double bedrooms with built-in wardrobes and a single box room, a part tiled family bathroom with a shower over the bath. Outside to the front is a low maintenance garden (no drive) and the rear mainly laid to lawn with a decked area and a single garage proving off road parking. Other features include a south-facing rear garden, gas central heating and no onwards chain.

Good to know:

if modernised and rented, we expect £1,100pcm.

The boiler is located in the loft, there is a pull-down ladder, a light and its partly boarded.

EPC - D

Council tax band - C -£1845

Total floor area - 90 Sq Meters or 968 sq feet

No onwards chain.

Access to the garage is from Moat Avenue.

EICR until 14/09/2024.

Measurements in feet:

Front reception - 11.15 x 11.66

Rear reception - 11.12 x 10.70

Kitchen - 20.02 x 6.38

Bathroom - 5.50 x 5.61

Bedroom 2 (rear) - 11.13 x 11.48

Bedroom 1 (front) - 11.14 x 10.50

Bedroom 3 (front) - 7.33 x 6.63



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 64 Kenpas Highway, CV3

