



## 55 Whitemoor Road | Kenilworth | CV8 2BN

£279,950

A stylish, character property with many original period features to include picture rails, feature fireplaces and high ceilings. This lovely home is tastefully presented and very spacious as well as being in a popular and convenient location. There are two bedrooms, two separate reception rooms, modern kitchen and large bathroom with freestanding bath. Viewing is essential in order to appreciate this superb home.

- Stylist Period Home
- Two Bedrooms
- Walled Rear Garden
- No Chain Involved





## Property Description

### DOOR TO

### LOUNGE

13' 5" x 11' 2" (4.09m x 3.4m) Into Bay  
Having feature fireplace with fitted gas fire, walk in bay window, dado rail, radiator and tv aerial connection.

### DINING ROOM

11' 2" x 11' 1" (3.4m x 3.38m)  
Having a feature fireplace, radiator, picture rail and two wall light points.

### KITCHEN

16' 1" x 6' 9" (4.9m x 2.06m)  
With an extensive range of cream cupboard and drawer units in a traditional style with matching wall units including glazed display unit. Belfast sink unit with mixer tap over and cupboard under, four ring Creda gas hob having extractor hood over and Creda electric double oven under. Solid wooden worktops providing ample storage space. Rear garden view, stable door to side entrance. Space for tall fridge/freezer and space and plumbing for washing machine and dishwasher. Radiator and complementary tiling.

### FIRST FLOOR LANDING

Having access to roof storage space via pull down loft ladder.

### DOUBLE BEDROOM ONE

11' 3" x 11' 2" (3.43m x 3.4m)  
With feature fireplace, picture rails and radiator.

### DOUBLE BEDROOM TWO

11' 1" x 8' 4" (3.38m x 2.54m)  
With feature fireplace, picture rail and radiator.

## LARGE BATHROOM

11' 0" x 7' 0" (3.35m x 2.13m)

Having a traditional 'ball and claw' feet freestanding bath, separate corner shower enclosure with electric shower and curved sliding shower screen doors, w.c and pedestal wash basin. Picture rail, extractor fan and complementary ceramic tiling.

## OUTSIDE

### GARDENS

To the front of the property is an attractive and easily maintained garden with dwarf retaining wall forming the front boundary. The rear garden is also very pretty with walled rear boundary, it is also easily maintained and has a gate providing rear access.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

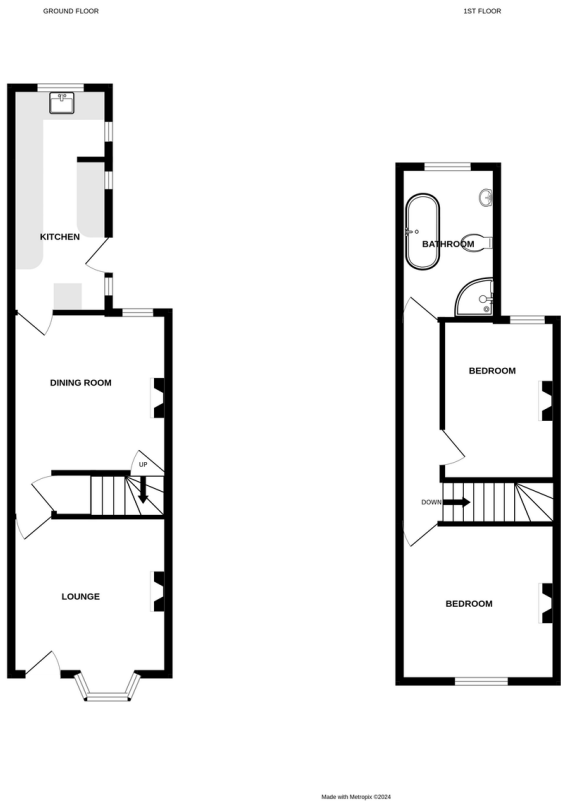
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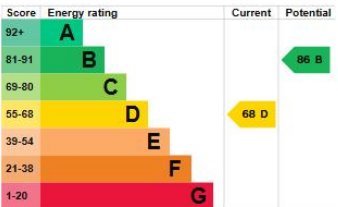
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a **score**. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60