



## Henry Street

Kenilworth, CV8 2HL

£235,000

- 2 Double Bedrooms
- Character Mid Terraced Property
- NO ONWARD CHAIN
- 2 Reception Rooms





## THE PROPERTY

An immaculately town cottage which has been re-fitted throughout. This quality cottage style home in one of Kenilworth's most popular artisan roads offers; fully double glazed, gas centrally heated accommodation comprising; forecourt garden approach, front door into character living room with feature fireplace, separate dining room with stairs to first floor and under stairs storage cupboard, re-fitted 12' quality kitchen with integrated appliances and views over garden, spacious first floor landing with access to roof space with loft ladder, two beautifully furnished double bedrooms, re-fitted quality bathroom with L shaped bath and two showers over, side pedestrian access to delightful rear garden

## ENTRANCE

Garden approach with block paviour pathway and Cotswold chippings, PVCu double glazed wood grain effect front door with inset glazed panels opening to

## LIVING ROOM

12' 5" x 10' 9" (3.81m x 3.30m) With feature cast iron Victorian style fireplace with polished granite hearth and inset living flame effect coal gas fire, built-in double door original meter cupboards, radiator, PVCu double glazed wood grain effect window to front, moulded skirtings and cornice, door surrounds, panelled door through to

## DINING ROOM

8' 11" x 9' 8" (2.74m x 2.97m) PVCu double glazed rear window, radiator, mains wired smoke alarm, staircase rising to first floor with useful under stairs deep storage cupboard with fitted light.

## QUALITY FITTED KITCHEN

12' 4" x 6' 3" (3.76m x 1.93m) With painted base and wall units with pewter handles, fitted drawers and pan drawers, integrated refrigerator with freezer beneath, integrated slim-line dishwasher, single drainer stainless steel sink unit with matching chrome mixer tap, brushed steel four ring gas hob with illuminated cooker filter above, single electric fan oven and grill beneath, brick bevelled splash back tiling, travertine tiled flooring, wall mounted Worcester combination gas fired central heating boiler with remote programmer within fitted cabinetting, ceiling down lighters, PVCu double glazed window overlooking the rear garden and side, matching door leading to outside.

## FIRST FLOOR LANDING

12' 2" x 5' 10" (3.71m x 1.78m) With radiator, spindled banister rails folding roof access trap with fitted timber loft ladder and deep insulation.

## MASTER BEDROOM

10' 9" x 10' 2" (3.30m x 3.12m) Original chimney breast, radiator, PVCu wood grain effect front window, central ceiling light point.

## DOUBLE BEDROOM

10' 0" x 9' 3" (3.05m x 2.82m) Central ceiling light point, original chimney breast PVCu double glazed window overlooking the rear garden.

## QUALITY BATHROOM

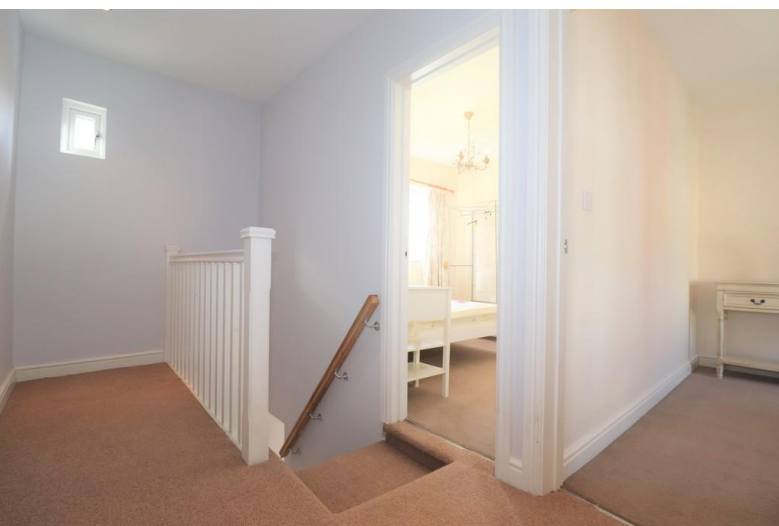
8' 0" x 5' 6" (2.44m x 1.70m) With an L shaped panelled bath with feature wood effect side panel, glazed shower screen, mains fed overhead shower with large shower rose and further hand held shower with adjustable attachment, pedestal wash hand basin with mixer tap, low level w.c. with easy close lid, vinyl floor covering, ceramic tiled splash backs to full height surrounding the bath/shower area and half height to wash hand basin, PVCu wood grain effect double glazed window with wood slat blind, ceiling down lighters.

## OUTSIDE

To the front of the cottage is a forecourt garden with brick retaining walls. A side shared pedestrian access way leads into a delightful rear garden with shared bin access and with a paved side yard area with external tap, further paved pathways with a central lawned garden with newly laid grass, flower beds and borders, feature screening trees and fully fenced boundaries. The garden enjoys a sunny private rear aspect.

## FIXTURES AND FITTINGS

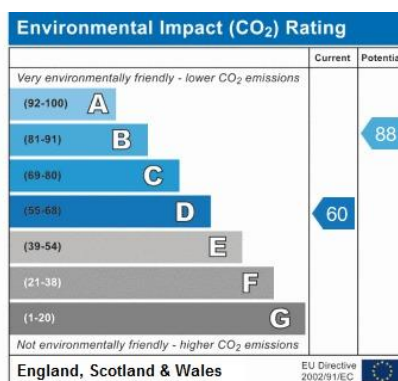
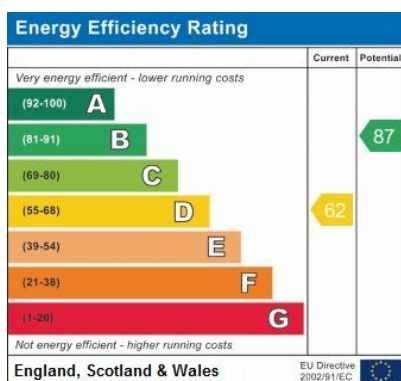
All fittings and fixtures as mentioned in our sales particulars are included; all others are expressly excluded.







Total area: approx. 62.9 sq. metres



## COUNCIL TAX BAND

Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

Warwick District Council

## OFFICE

19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

T: 01926 857244

E: [sales@boothroyd.co.uk](mailto:sales@boothroyd.co.uk)

W: [www.boothroyd.co.uk](http://www.boothroyd.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements