



73 Arthur Street

Kenilworth, Warwickshire. CV8 2HF

- Traditional Two Bedroom Semi Detached House
- Shaker Style Fitted Kitchen & Large Garden
- Modern Bathroom & Gas Central Heating
- EPC Rating D. No Chain

Asking Price Of £219,950





THE PROPERTY

A traditional two bedroom semi detached located on this ever popular road. Offered with no onward chain the property requires some modernisation and has accommodation that benefits both double glazing and gas central heating with a Worcester Bosch combination boiler. You enter into a hallway which in turn leads you into the front lounge and shaker style kitchen beyond. The kitchen has an integrated dishwasher, a standalone oven, automatic washing machine and fridge freezer. On the first floor are two well proportioned bedrooms with laminate flooring and a refitted bathroom with a P-shaped bath with shower over. The large rear garden is mainly laid to lawn with a paved patio and enclosed with panelled fencing. The property has been tenanted for several years and would also make a perfect buy to let property.

HALLWAY

You enter through a upvc door. With a door into the front lounge and stairs rising to the first floor landing.

LOUNGE

12' 2" x 12' 0" (3.72m x 3.68m) Double glazed window to the fore, radiator and a door into the kitchen.

KITCHEN

7' 2" x 13' 3" (2.20m x 4.06m) Fitted with shaker style wall and base units. The base units have a wood effect roll topped work surface over with an inset stainless steel sink unit with mixer taps. Tiled splashbacks, built in oven and integrated dishwasher. Included within the sale is the automatic washing machine and upright fridge freezer. Tiled flooring, ceiling downlighting and a breakfast area. Radiator, twin double glazed windows to the rear, wall mounted Worcester Bosch boiler, understairs storage and a Georgian style door onto the side covered passage.

LANDING

With double glazed window on the turn, access to loft void with pull down ladder and doors off to

BEDROOM ONE

10' 0" x 15' 3" (3.06m x 4.66m) Twin double glazed windows to the fore, radiator, laminate flooring and built in cupboards to chimney recess.

BEDROOM TWO

9' 7" x 8' 11" (2.94m x 2.73m) Laminate flooring, double glazed window to the rear, radiator and shelving.

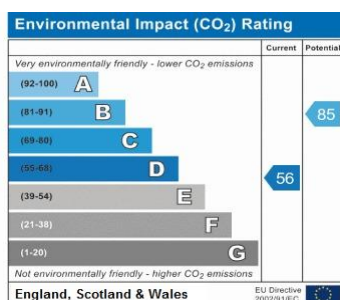
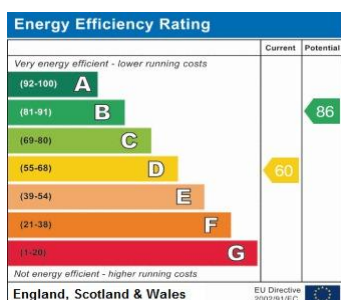
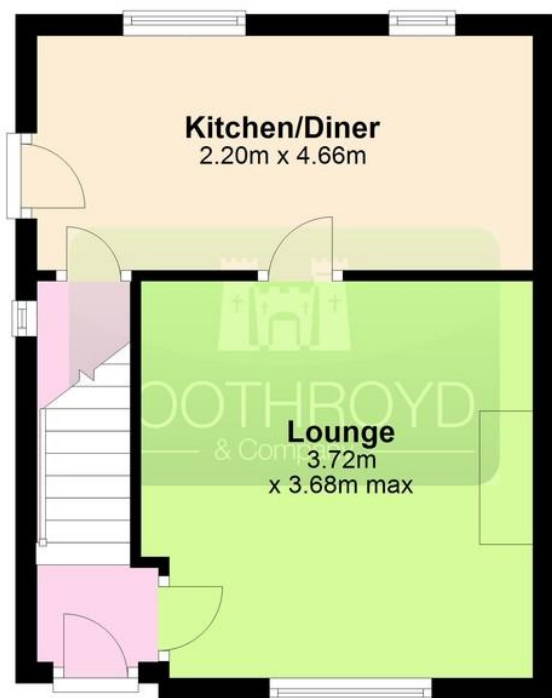
BATHROOM

5' 1" x 6' 1" (1.55m x 1.87m) Fitted with a white suite that comprises a P-shaped bath with an electric shower over and screen, pedestal wash hand basin and a close coupled wc. Tiled floor and to full height to splashbacks. Medicine cabinet, double glazed window to the rear and a radiator.

REAR GARDEN

With a paved patio directly from the property. There is an outside tap and timber sheds. The garden is mainly laid to lawn and has a small brook running at the end of the garden. There are mature shrub borders and panelled fencing.





COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

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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