



35 Arthur Street

Kenilworth, CV8 2HF

- Two Bedroom Semi Detached House
- Front Lounge with Feature Fireplace
- Conservatory with French Doors
- EPC Rating

Asking Price Of £245,000





THE PROPERTY

A traditional two bedroom semi detached located on this ever popular road and offered for sale with no onward chain. The property benefits leaded double glazing and gas central heating with a combination boiler. The property is set behind a dwarf wall boundary and a double glazed door leads into the vestibule hallway. From the hall you enter the lounge with a cast iron fireplace with an Adams style surround. The kitchen has a breakfast area and a stable door into the conservatory. The French doors open onto an attractive patio with lawn and the brook beyond. On the first floor are two bedrooms and a white bathroom suite.

HALLWAY

With coir matting threshold, staircase rising to the first floor landing, coat hanging, radiator and a door into the lounge.

LOUNGE

11' 2" x 13' 2" (3.41m x 4.03m) With laminate flooring, leaded double glazed window to the fore, radiator, picture rails and a focal point provided by the cast iron fireplace with an Adams style surround, marble hearth and housing a coal effect electric fire. There is an understairs storage cupboard housing the meters and combination boiler. Door leads into the kitchen.

KITCHEN

14' 3" x 8' 2" (4.36m x 2.50m) Fitted with a range of matching wall and base units. The base units have a roll topped work surface over with an inset stainless steel sink unit set beneath the double glazed window to the rear.

Plumbing for automatic washing machine, electric stove and wall shelving. There is a breakfast area, leaded double glazed window to the side and a stable door into the conservatory.

CONSERVATORY

8' 0" x 11' 3" (2.45m x 3.44m) With double glazed window and french doors onto the patio. There is an engineered wood floor, ceiling light and a vaulted ceiling.

LANDING

With stripped wood flooring, access to loft void, leaded double glazed window and doors off to

BEDROOM ONE

11' 3" x 11' 8" (3.44m x 3.56m) Stripped wood flooring, leaded double glazed window to the fore, double radiator, picture rails and an ornate cast iron fireplace.

BEDROOM TWO

8' 2" x 9' 11" (2.51m x 3.04m) Leaded double glazed window to the rear, radiator and picture rails.

BATHROOM

6' 7" x 5' 8" (2.01m x 1.74m) With a white suite that comprises a panelled bath with mixer shower and shower screen, close coupled wc and a pedestal wash hand basin. Tiling to splashbacks and part wood panelling. Medicine cabinet, radiator and a frosted double glazed window to the rear.

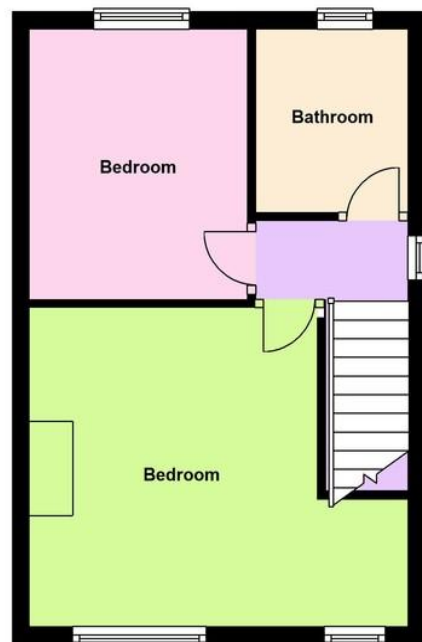
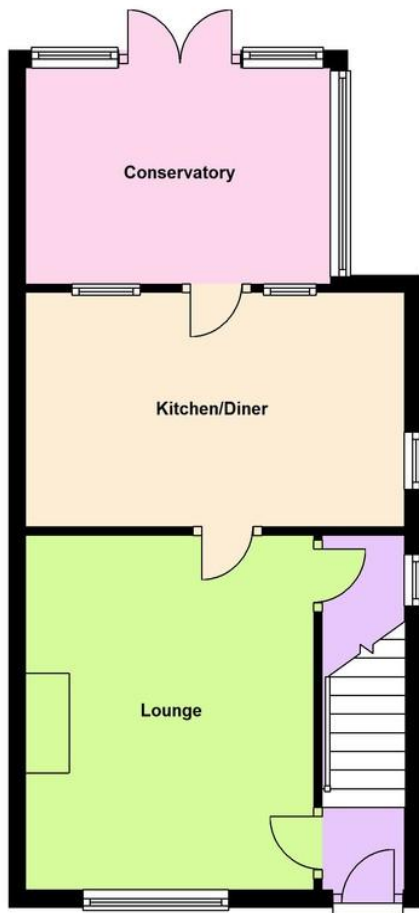
REAR GARDEN AND PATIO

There is a raised patio directly off the conservatory. Steps take you to the formal lawn with timber sheds. There is a small brook at the end of the garden.

FIXTURES AND FITTINGS

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		

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