



Price £320,000

Three bedroom, semi detached home with garage, driveway parking and garden located in a quiet cul-de-sac within a short walk to the town centre + Train Station. Contemporary Kitchen Diner with built in appliances. New double glazed kitchen door, windows at rear and bathroom window. New soffit. EPC rating C.

Distinct Property Consultants are pleased to introduce this three bedroom, semi detached home with garage, driveway parking and garden located in a quiet cul-de-sac within a short walk to the town centre + Train Station. Contemporary Kitchen Diner with built in appliances. EPC rating C.

Briefly comprising; Entrance Porch, downstairs cloakroom, living room through to contemporary kitchen diner with built in units, gas hob, electric oven, dishwasher, fridge/freezer, washing machine and access to garage and rear private garden.

To the first floor; master bedroom with built in wardrobes, second bedroom, third single bedroom/office/study and the family bathroom with full suite including shower over bath.

To the rear of the property is a low maintenance private garden. Garage and driveway parking for up to 2 vehicles. Gas central heating and double glazed throughout.

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LIVING ROOM

5.22m x 4.06m max (17`2" x 13`4")

Spacious living area with windows to the rear and integrated fireplace. Stairs leading up to first floor and entrance into kitchen/dining area.

KITCHEN /DINING AREA

4.33m x 3.25m (14`2" x 10`8")

Fitted with white wooden doors, a granite worktop space and splashback and a stainless steel sink. Integrated four ring gas hob with overhead extractor fan, integrated electric oven and fridge/freezer. Entrance to garden and windows at rear. Ample dining space available.

FIRST FLOOR

LANDING

Doors leading to all three bedrooms and bathroom.

BEDROOM ONE

3.96m x 3.08m max (13` x 10`1")

Double master bedroom with windows and radiator to the rear. Double built in wardrobe and storage cupboard.





BEDROOM TWO

3.57m x 1.82m (11`9" x 6`)

Double bedroom with windows and radiator to the rear.



BEDROOM THREE

2.59m x 2.13m (8`6" x 7`)

Single bedroom with windows to the rear and shelving.

BATHROOM

2.13m x 1.66m (7` x 5`5")

A three piece white bathroom suite comprising a panelled bath with built in shower, separate wash hand basin and low level WC. Fully tiled walls and window to the rear.



REAR GARDEN

A fenced concrete private garden area with two levels and access to the garage.



GARAGE

5.44m x 2.54m (17`10" x 8`4")

Space for storage or car parking.

FRONT

Low maintenance front with driveway and access to garage.

PARKING

Driveway parking for 1 car and garage space available.

VIEWINGS

Video walkabout viewing first. Strictly by appointment only.

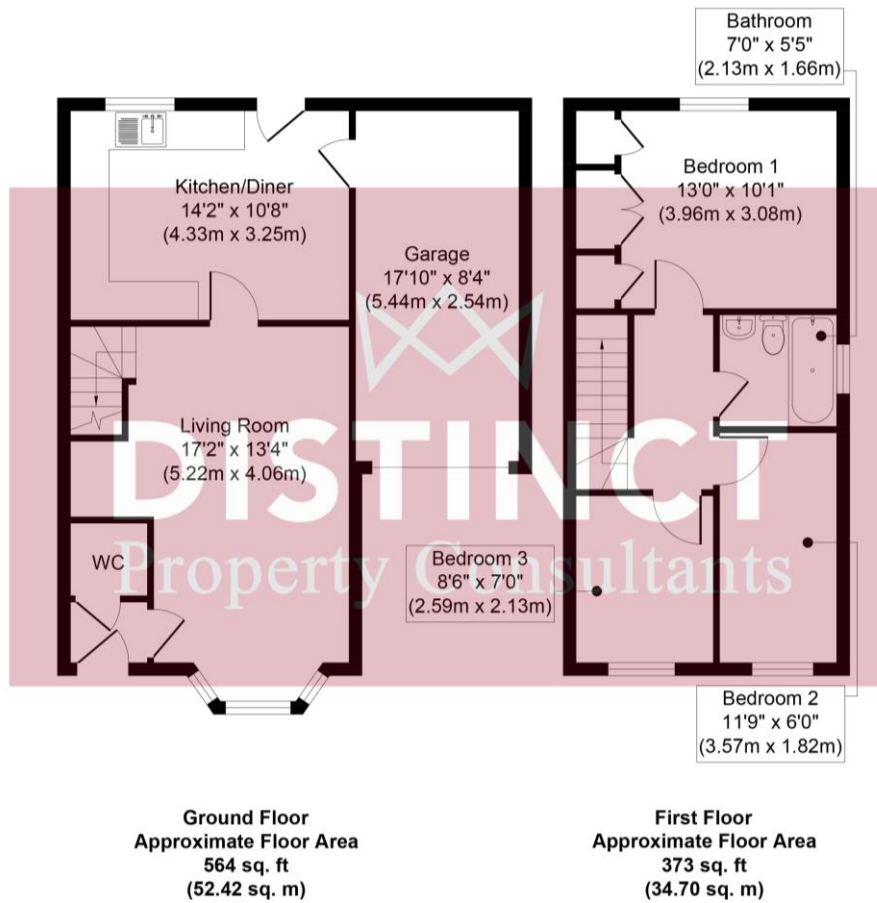


LOCATION

Property is located in a quiet cul-de-sac in Kenilworth.

COUNCIL TAX

Warwick District Council - Band D



- Quiet Cul-De-Sac location within easy reach of Town & Train Station
- 3 Bedroom Semi-detached house
- Garage and Driveway Parking
- Contemporary Kitchen Diner
- Kitchen appliances including Dishwasher
- Bathroom with Shower over
- Gas Central Heating
- Double Glazing
- Garden
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	