



Henry Street, Kenilworth

CV8 2HL

In Excess of £280,000



Henry Street

Kenilworth, CV8 2HL

Are you in the search for a property which is conveniently located to a town centre accessing all amenities, yet want to be within easy reach of the idyllic green recreation space of Abbey Fields? Then take a look at this three-bedroom Victorian mid-terrace home. Arranged over three floors; this property can accommodate all buyers from a family, first time buyers or professionals who work remotely from home or would make an ideal investment to add to your portfolio. The property has recently had new carpets fitted. The property is liveable, however would benefit with some remodelling in places, so you can add your own style rather than paying for someone else's!

Approached via gated foregarden giving access to the front entrance door which welcomes guests into the living room. Your eye is immediately drawn to the feature electric fireplace giving a lovely focal point to the room. Fitted shelving to the alcove of the chimney breast offers storage for books and ornaments.

The living room is a perfect spot to watch the world go by in private. A door enters into an inner lobby with stairs rising to the first floor landing and a further door opening into the dining room.



The dining room also benefits with having a feature electric fireplace and there is plenty of space for a decent sized dining table, and there is a useful understairs cupboard to stow away the Hoover and ironing board. This is the perfect layout for anyone who loves to entertain as the kitchen is just off here. The chef of the house could still be engaged in conversation whilst cooking up a storm for dining guests.

The kitchen is fitted with wall unit and base units on both sides of the room, keeping everything readily at your fingertips. There is an electric cooker point with extractor over and the sink is located beneath the window, allowing light to flood in. A through to and step down enters you in the utility room, located to the rear, there is space for a fridge freezer, space and plumbing for washing machine and tumble dryer with worksurfaces over, a further window to the rear affording a view of the garden and a rear glazed door gives access to the rear garden and allows light to cascade in.

To the first floor, the master bedroom is located to the front. This is a lovely spacious room with an original feature fireplace reminding you of the age of the property. There is a further smaller double bedroom to the rear also showcasing an original feature fireplace. Next to this bedroom is the family bathroom being fitted with a three-piece white suite comprising bath with electric shower over, wash hand basin and W/C.

Stairs rise from the landing to the second floor where a third bedroom is within the loft space, having some restricted head height in places, this room can accommodate a double bed. A door carries on through to a dressing area/walk in wardrobe and a further door enters the loft space providing valuable storage.





Outside the rear garden is a tranquil haven with the sound of trickling water from the brook at the bottom of the garden, you can really imagine soaking up the rays on a summers morning enjoying lazy coffee morning with a good book or enjoy a BBQ with family and friends sipping on your favourite cocktail. The garden is block paved and offers a low maintenance garden for those too busy or a blank canvas for more green fingered souls. A side gate provides access across a neighbouring property to a passageway that leads to the street at the front.

Location is everything and this property boasts being only a ten minute/half a mile walk to both Kenilworth's town centre and Abbey Fields, offering picturesque walks around Abbey Fields where there is a children's playground and leisure centre and swimming pool. This property also boasts good primary and secondary school catchments.

EPC Energy Rating: D

Council Tax band: C

Tenure: Freehold

- Three Storey Victorian Mid-Terrace
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- First Floor Family Bathroom
- Tranquil Rear Garden with Brook at the Bottom
- Prime Location for Town Centre & Abbey Fields
- Good School Catchments

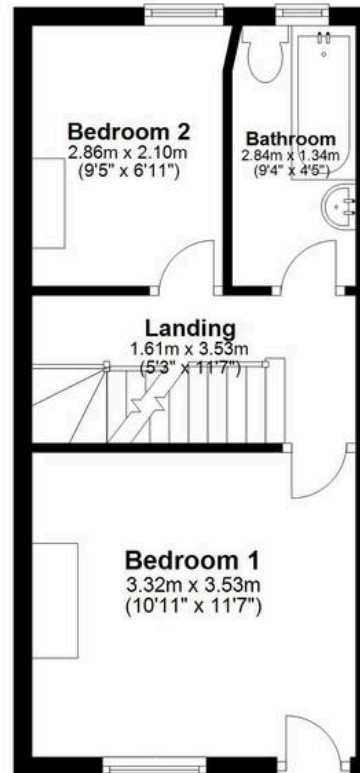
Ground Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



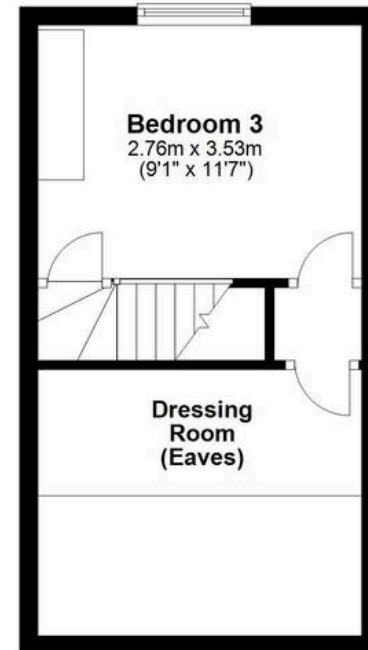
First Floor

Approx. 28.1 sq. metres (302.8 sq. feet)



Second Floor

Approx. 23.5 sq. metres (252.9 sq. feet)



Total area: approx. 90.6 sq. metres (975.7 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.





Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01926 967244 • hello@nataliechristopher.co.uk • nataliechristopher.co.uk

