

Road Map



Hybrid Map

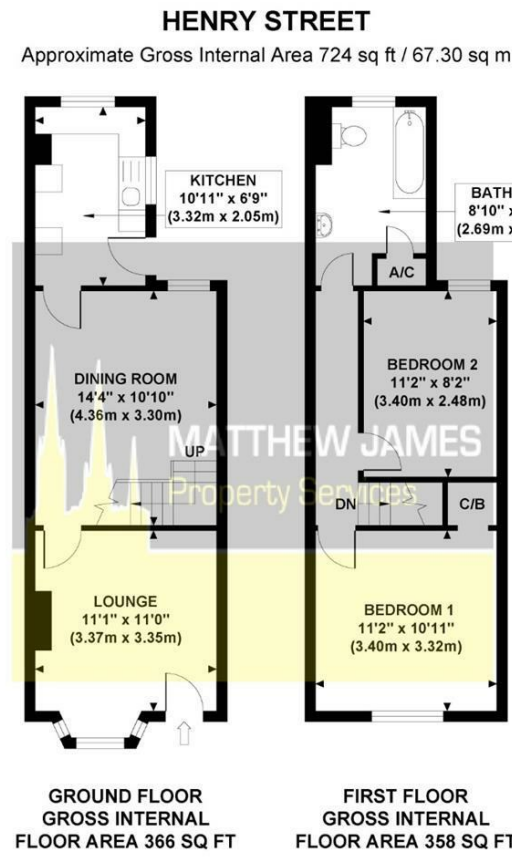


Terrain Map



MATTHEW JAMES
Property Services

Floor Plan



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



46 Henry Street
, Kenilworth CV8 2HJ

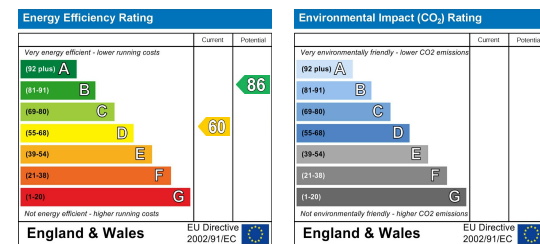
£250,000



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Front Garden

Laid mainly to artificial grass with planted borders and feature planted archway. There is vehicular access to the side.

Living Room

11'1 x 11'

Accessed through a timber front door and having a PVCu double glazed bay window to the front elevation, feature fireplace with inset electric fire with hearth, mantle and surround and door that leads to the:

Dining Room

14'4 x 10'10

Having under stairs storage cupboard, PVCu double glazed window to the rear elevation, open plan stairs that lead to the first floor and further door that leads to the:

Kitchen

10'11 x 6'9

Having a PVCu double glazed window to the rear and side elevations, door that leads to the rear parking area. There is also a range of wall, base and drawer units with roll top work surface over. Space and plumbing for a washing machine, space for a cooker, space for a fridge freezer and tiling to all splash prone areas.

First Floor Landing

Having access to the loft area and doors leading off to:

Bedroom One

11'2 x 10'11

Having a PVCu double glazed window to the front elevation and over stairs storage cupboard.

Bedroom Two

11'2 x 8'2

Having a PVCu double glazed window to the rear elevation.

Family Bathroom

8'10 x 6'11

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Rear Garden Area

Having a small triangular shaped garden currently laid to bushes and artificial grass.

Rear Garage Area

This property comes with ownership of the land to the garage en-bloc to the rear. Neighbours have a access rights to three remaining garages.

Garage

(Not Measured) Having up and over door.

