



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

£259,995

Located in

Earlsdon





Kensington Road

Earlsdon | CV5 6GL



Emma Sheridan is delighted to offer this, substantial three-bedroom period home, ideally located in the highly sought-after Earlsdon area. This charming property has been tastefully looked after and improved throughout and is offered to the market with no onward chain, making it an ideal choice for families, professional couples, or investors looking for a long-term home with modern convenience.

Boasting approximately 1,098 square feet of internal accommodation, this home combines generous room proportions, high ceilings, with a stylish, contemporary finish. Every element of the property has been thoughtfully updated, including the installation of a modern electrical system, with a current electrical safety certificate in place for peace of mind.

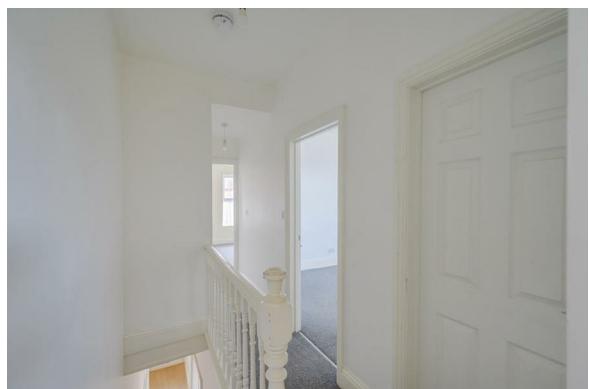
Upon entering the property, you are welcomed by a bright and inviting entrance hallway, which features original-style detail. To the front of the house is a spacious lounge with a large bay window, offering plenty of natural light and creating a warm space for relaxing or entertaining.

To the rear of the ground floor, you will find a generous dining room which flows into the modern fitted kitchen, designed with both style and practicality in mind. The kitchen provides ample storage and work surface, with space for all appliances. Just beyond the kitchen is a convenient downstairs WC, completing the ground floor accommodation.

Upstairs, an airy landing area offers useful built-in storage and leads to three well-proportioned bedrooms. The master bedroom spans the full width of the property at the front, it offers an abundance of space and natural light. The second bedroom is also a very comfortable double room, perfect for guests or

Kensington Road

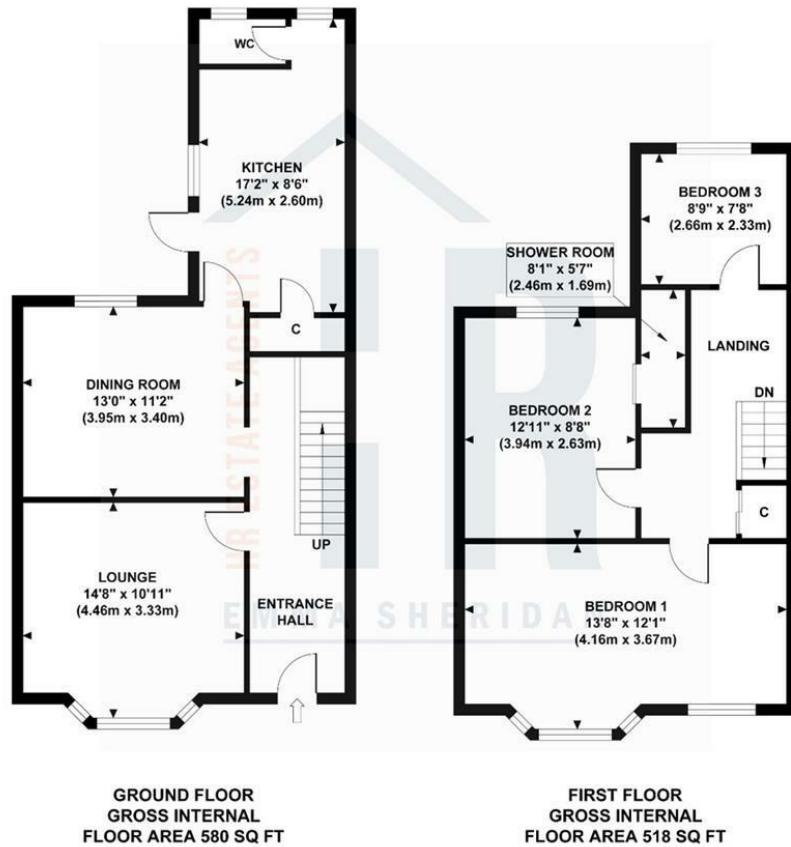
£259,995 Freehold



- A Substantial Three Bed Period Home -
Approx 1098 sqf
- Low Maintenance & Generous Rear
Garden with Side Access
- Electrical Certificate, Gas Combi Boiler &
Double Glazing Throughout
- EPC Rating D & Council Tax Band B
- Lounge with Bay Window Feature &
Separate Dining Room
- Downstairs WC & First Floor Showeroom
- No Onwards Chain

KENSINGTON ROAD

Approximate Gross Internal Area 1098 sq ft / 102.0 sq m



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

Council Tax Band B

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(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

Number Three Siskin Drive
Coventry
CV3 4FJ


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