



Three bed, end of terrace house

26 Finham Road
Kenilworth
Kenilworth
CV8 2HY



MARGETTS
ESTABLISHED 1806

Price Guide £275,000

26 Finham Road
Kenilworth
Kenilworth
CV8 2HY



Price Guide £275,000

Offered with no upward chain, this engaging end of terrace, three bedroom, family home enjoys a large and elevated plot. Requiring some updating. Schools Nearby. Good levels of interest anticipated.

Steps lead up to the front door with canopy porch and front door opening into the

RECEPTION HALL

with radiator, and understairs storage cupboard.

LOUNGE - FRONT

17'0" max x 12'5" max reducing to 8'9"

with wood effect flooring, two double glazed windows, fire setting with log effect gas fire and radiator.

DINING KITCHEN

12'6" x 10'6"

with work surfacing and base units together with double drainer sink unit and eyelevel wall cupboards. Door opening to shelved pantry cupboard, radiator, double glazed window and double glazed door into the

REAR PORCH

with double glazed window to the side and door to the

BRICK BUILT STORE

9'4" x 4'9"

with electric light and power and double glazed window.

Staircase with double glazed window to the side proceeds to the first floor landing with further double glazed window and access to the roof space.

WET ROOM

with shower, wash hand basin, low-level WC, tiled areas, radiator and obscured double glazed window.

BEDROOM ONE - REAR

12'6" max x 10'6" max

with double glazed window, radiator and the measurements include a fitted storage cupboard with slatted wood shelving.

BEDROOM TWO

12'6" x 8'10" max

with radiator and double front window affording distant views.

BEDROOM THREE - FRONT

8'10" x 7'8"

with radiator and double glazed window.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a long and large terraced fore garden with lawn and borders planted with shrubs and trees. To the front of the property there is a Right of Way for a path giving side access to neighbouring properties.

REAR GARDEN

is elevated with paved patio and flower, vegetable and shrubbery borders with two greenhouses and timber garden shed/small summer house.

GENERAL INFORMATION

This property is freehold.







26 Finham Road, Kenilworth, Kenilworth, CV8 2HY



Ground Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Total area: approx. 79.4 sq. metres (854.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	84
England & Wales	EU Directive 2002/91/EC	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: lettings@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

