



**8 Edwin Gee Road**

**Kenilworth CV8 2RJ**

**Guide Price £419,995**

# 8 Edwin Gee Road

Situated within the sought-after Kenilworth Gate development, this three bedroom semi-detached family home offers a perfect balance of modern style, practicality and comfort.

This family home features a thoughtfully designed layout, ideal for both families and professionals. The heart of the home is the spacious lounge/dining area, complemented by the kitchen with built-in appliances, ground floor cloakroom and rear garden, which is perfect for every day living and entertaining.

To the first floor there are two double bedrooms, a stylish family bathroom and stairs leading to the second floor master bedroom with an en suite and a walk-in wardrobe / storage area.

This home comes complete with two off-street parking spaces, a 10-year NHBC warranty for peace of mind from when the property was built and high-quality fixtures and finishes throughout.

Call us today for more information or to book in an internal viewing.

## LOCATION

The A46 provides fast access towards either Coventry, Warwick, Stratford and the M40 motorway as well as neighbouring Leamington Spa, this location is superb for anyone commuting for business or pleasure. The University of Warwick, Birmingham Airport, Warwick Manufacturing Group and Jaguar Land Rover at Whitley and Gaydon are all easily accessible by car, making this quiet and well regarded residential address convenient, as well as being particularly sought after.

## ENTRANCE HALL

Having stairs rising to the first floor, gas central heating radiator and doors leading to the kitchen and lounge / diner.

## KITCHEN

3.14m x 1.91m (10'3" x 6'3")

Comprising of a wall mounted combination boiler, work top surfaces, cupboards, drawers, AEG hob, oven unit, extractor fan above, AEG dishwasher, AEG washing machine and a fridge freezer. Also benefiting from a gas central heating radiator and a double glazed window to the front elevation.

## LOUNGE / DINER

4.48m x 4.17m (14'8" x 13'8")

A light and airy room which has a gas central heating radiator, space for lounge / dining room furniture, French doors leading out to the rear garden and a storage cupboard.

## CLOAKROOM

1.79m x 0.91m (5'10" x 2'11")

Having a low level W/C, sink unit, wall tiling, gas central heating radiator and an extractor fan.

## FIRST FLOOR

Having doors to adjacent rooms and stairs leading to the second floor.

## BEDROOM TWO

4.16m x 2.62m (13'7" x 8'7")

Having a double glazed window to the front elevation, gas central heating radiator and space for bedroom furniture.

## BEDROOM THREE

3.53m x 2.76m (11'6" x 9'0")

Having built-in wardrobes, a double glazed window to the rear elevation, gas central heating radiator and space for bedroom furniture.

## FAMILY BATHROOM

2.16m x 1.87m (7'1" x 6'1")

Having a low level W/C, sink unit, bath with an electric shower, heated towel rail, extractor fan, part tiled walls and a double glazed frosted window to the side elevation.

## SECOND FLOOR

## Features

Bright Lounge / Diner

Three Bedroom Semi-Detached

French Doors Leading Into The Garden

Spacious Bedrooms

Off-road parking

Ground Floor Cloakroom

Family Bathroom With Modern Fixtures And Fittings

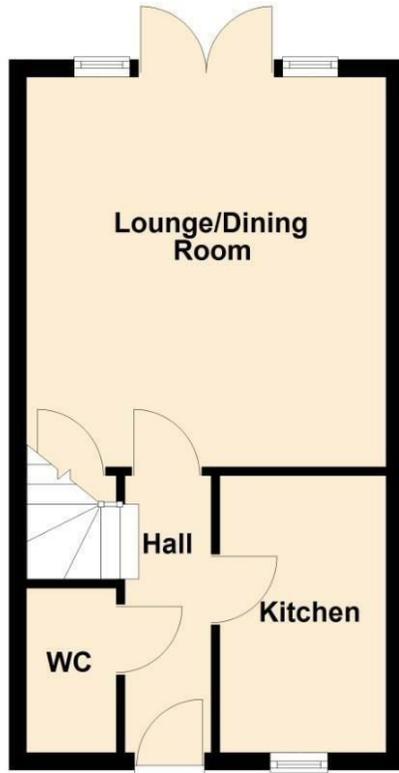




## Floorplan

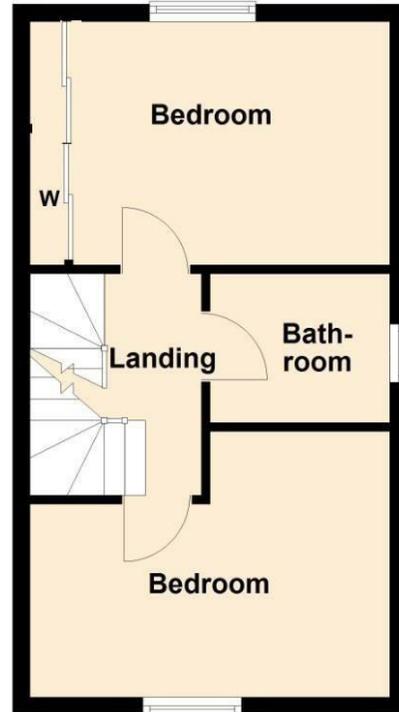
### Ground Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



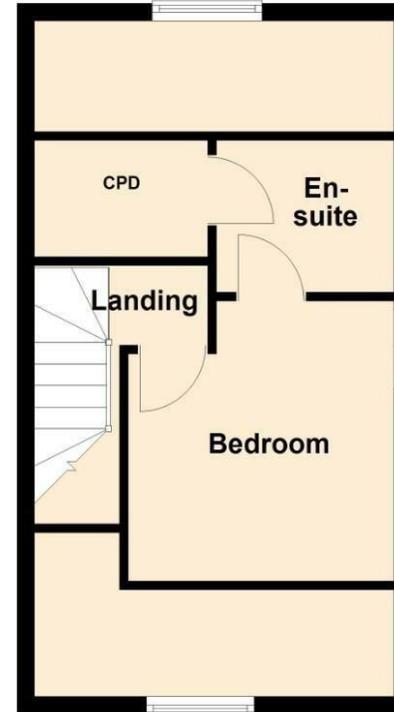
### First Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



### Second Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



Total area: approx. 97.2 sq. metres (1046.8 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band D - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com