

JULIE PHILPOT

RESIDENTIAL



17 Whitemoor Road | Kenilworth | CV8 2BN

£259,500

A mature property with spacious accommodation in a convenient location with the town centre, Abbey Fields and train station plus local shops all within easy walking distance. The property has two good size bedrooms and open plan living on the ground floor with lounge, dining area and kitchen. There is a lovely garden to the rear which also enjoys a high degree of privacy.

- Attractive & Spacious Home
- Two Good Size Bedrooms
- Open Plan Style on Ground Floor
- Convenient Location
- Viewing Recommended



Property Description

DOOR TO

ENTRANCE LOBBY

With staircase to first floor and door to:

OPEN PLAN LOUNGE/DINER

25' 11" x 13' 0" (7.9m x 3.96m) Max

LOUNGE

13' 7" x 13' 0" (4.14m x 3.96m) Into Bay

Having made to measure window shutters to walk in bay window, radiator, dimmer switch, two wall light points and 'Hole in the Wall' fitted gas fire. TV aerial connection and understairs storage cupboard. Open archway to:

DINING ROOM

9' 9" x 11' 0" (2.97m x 3.35m)

With dimmer switch, radiator, door to rear garden and fitted window blinds.

KITCHEN

10' 9" x 6' 4" (3.28m x 1.93m)

Having a range of cupboard and drawer units set under contrasting round edged worksurfaces and matching range of wall cupboards. Cupboard housing Ferroli gas boiler. Space and plumbing for washing machine, integrated dishwasher, four ring gas hob and electric oven under. Space for tall fridge/freezer.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m)

With stripped and polished original floorboards, traditional style radiator and tv aerial connection. Door to walk in wardrobe.

BEDROOM TWO

11' 1" x 7' 9" (3.38m x 2.36m)

With stripped and polished floorboards, radiator and rear garden views.

BATHROOM

7' 8" x 7' 7" (2.34m x 2.31m)

A large bathroom with panelled bath having shower attachment and curtain rail over, pedestal wash basin and w.c. Extractor fan, ceiling downlights, complementary tiling and wall mounted light unit.

OUTSIDE

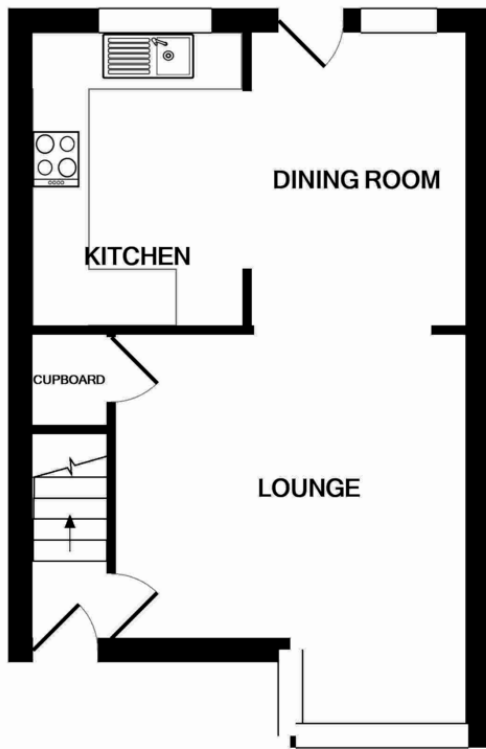
GARDENS

The front garden provides low maintenance and has a dwarf retaining wall.

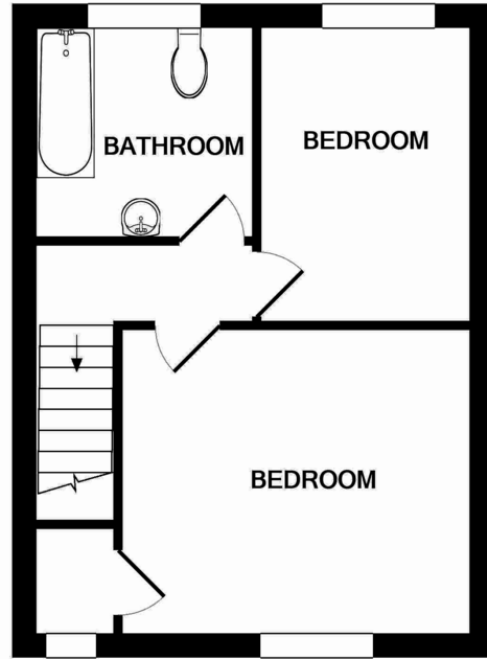
The attractive rear garden has a patio and area of lawn plus shrubbery borders with timber fencing and mature hedging forming the boundaries. Garden Tap and Outside Light. There is gated side access.

LARGE TIMBER SHED.





GROUND FLOOR



1ST FLOOR

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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