

JULIE PHILPOT

RESIDENTIAL



6a Rosemary Hill | | Kenilworth | CV8 1BN

A wonderful period property, the original dating back four hundred years, set in a conservation area known as 'Chapel Yard'. This cottage has its own secluded garden area directly opposite the front door, and features a great double bedroom, modern bathroom, kitchen and sitting room. Hock Tide has a cosy, welcoming atmosphere, and can be owner occupied or would be ideal for an investment purchaser.

- Character Property
- One Double Bedroom
- Private Garden
- Well Appointed

£235,000



Property Description

DOOR TO:

ENTRANCE LOBBY

With built in cloaks storage cupboard which is generous in size.

LIVING ROOM

14' 3" x 9' 8" (4.34m x 2.95m)

A charming living room with radiator, original beams and understairs storage space.

KITCHEN

9' 2" x 5' 2" (2.79m x 1.57m)

A nice modern kitchen being well planned and having a range of cream gloss cupboard and drawer units with matching wall cupboards having lighting under too. Ceramic sink unit with mixer tap over, integrated washing machine, space for under counter fridge and fitted Beko electric cooker having an extractor hood over. Four drawer unit and pull out corner unit. Complementary tiling.

FIRST FLOOR LANDING

With original exposed beams and Honeywell central heating thermostat.

DOUBLE BEDROOM

12' 4" x 8' 4" (3.76m x 2.54m) Excluding Wardrobe

A super double room with radiator, built in storage cupboard/wardrobe and built in cupboard housing Ariston gas boiler.

BATHROOM

7' 9" x 6' 1" (2.36m x 1.85m)

A modern bathroom with a shaped, panelled bath with mixer tap/shower attachment over, wash basin and w.c. Radiator and complementary tiling.

OUTSIDE

The property has a pretty garden which is well stocked with a variety of mature shrubs and plants. In the garden is also a timber and glass potting shed and a paved patio/seating area.

PARKING

The property does not have any parking the parking is on street and is close by.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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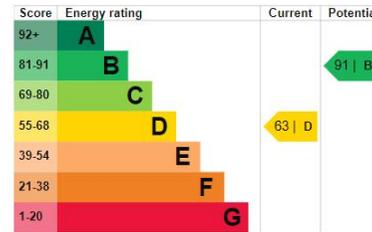
W: www.juliephilpot.co.uk

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

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

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



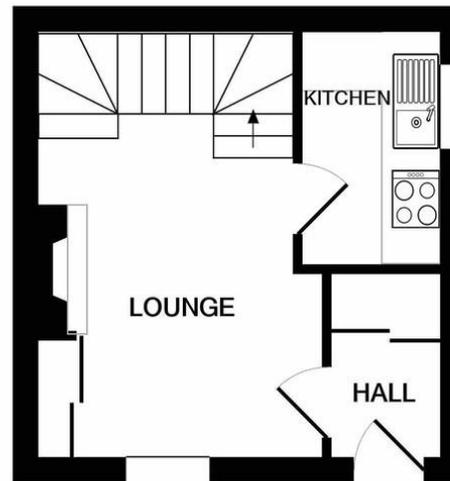
The graph shows this property's current and potential energy efficiency.

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

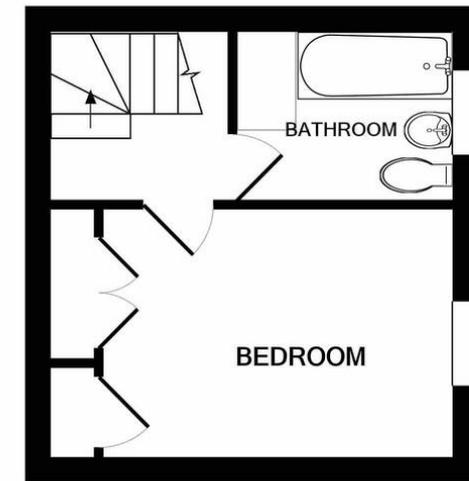
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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



GROUND FLOOR



1ST FLOOR

TOTAL APPROX FLOOR AREA 436 SQ FT (40.5 SQ M)
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