

JULIE PHILPOT

RESIDENTIAL



36 Albion Street | Kenilworth | CV8 2FW

£315,000

A spacious and tastefully presented mid terraced family home with a larger than average rear garden, ideally situated in this popular location within easy reach of Kenilworth Town Centre, Abbey Fields, local shops and highly regarded schools. The property has been modernised throughout and briefly offers; reception hallway, delightful lounge/dining room, refitted kitchen, three first floor bedrooms and a family bathroom. The rear garden is a particular feature of the property having a covered seating/patio area, large area of lawn, space suitable for a trampoline, vegetable plot and a useful outside utility/store. Early viewing recommended.

- Three Bedroom Family Home
- Tastefully Presented Throughout
- Refitted Kitchen
- Gas Heating, Double Glazing
- Large Rear Garden
- Walking Distance to Abbey Fields



Property Description

Composite front entrance door to:

ENTRANCE HALL

Having staircase to first floor, side double glazed window, central heating radiator, smoke alarm and telephone point.

SPACIOUS LOUNGE/DINING ROOM

16' 6" x 12' 0" (5.03m x 3.66m)

Having double glazed window to front, double glazed french doors leading out to the patio area and delightful rear garden, gas fire with wooden fireplace surround and back boiler, wall mounted programmer, central heating radiator and tv aerial point.

REFITTED KITCHEN

10' 7" x 10' 5" (3.23m x 3.18m)

Having a range of modern kitchen units comprising base cupboards, drawers and wall mounted cupboards with wood block surfaces. Inset stainless steel sink unit, four ring gas hob with built-in 'Zanussi' oven beneath and stainless steel extractor canopy over. Space and plumbing for automatic washing machine, space for tumble dryer and space for tall fridge freezer, mosaic tiled splashbacks, ceramic tiled floor, central heating radiator, double glazed window overlooking the rear garden and double glazed rear exit door leading out to the covered patio area and outside UTILITY room.

FIRST FLOOR LANDING

Being naturally lit via side double glazed window and having access point to roof space.

BEDROOM ONE

12' 9" x 10' 1" (3.89m x 3.07m)

Having double glazed window with views over the rear garden.

BEDROOM TWO

10' 8" x 9' 5" (3.25m x 2.87m)

Having double glazed window to rear and airing cupboard with shelving housing the hot water cylinder.

BEDROOM THREE

11' 10" max 8'6" min x 6' 7" (3.61m x 2.01m)

Having double glazed window to front.

BATHROOM

7' 8" x 5' 9" (2.34m x 1.75m)

Fitted with a modern white suite comprising pedestal wash hand basin, low level w/c and panelled bath with 'Triton' electric shower, curtain and rail over. Obscure double glazed window, central heating radiator, part tiled walls and vinyl floor covering.

OUTSIDE

UTILITY ROOM/STORE

6' 4" x 3' (1.93m x 0.91m)

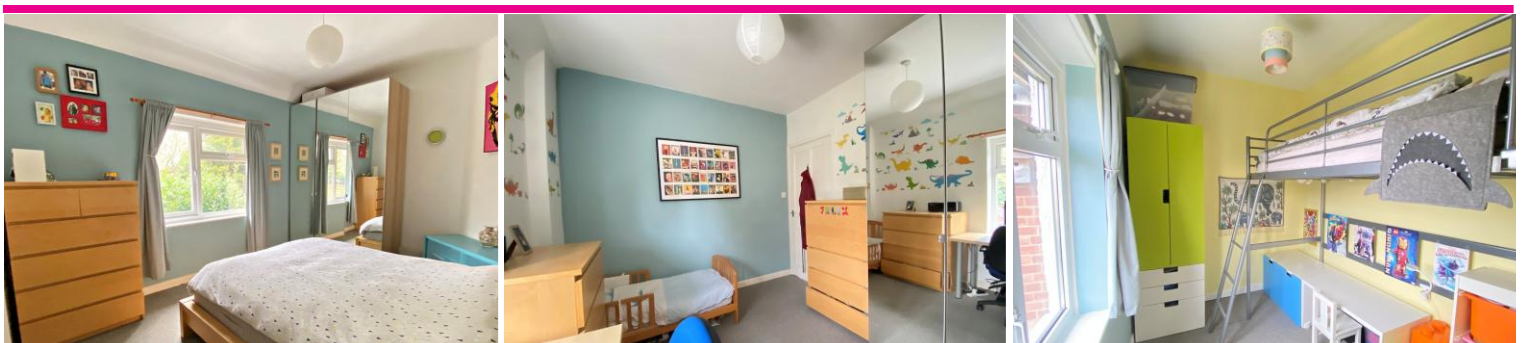
Having power, light and plumbing for automatic washing machine or dishwasher.

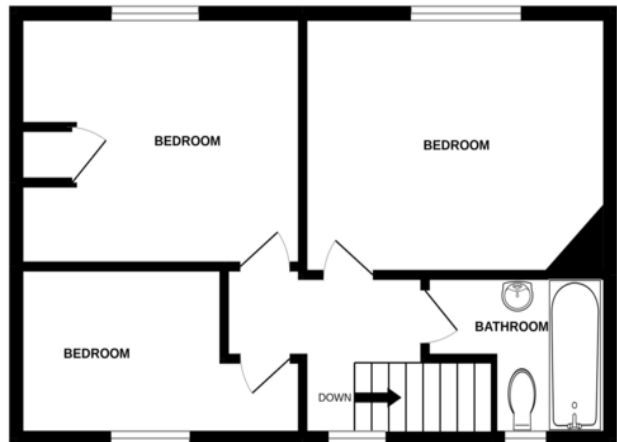
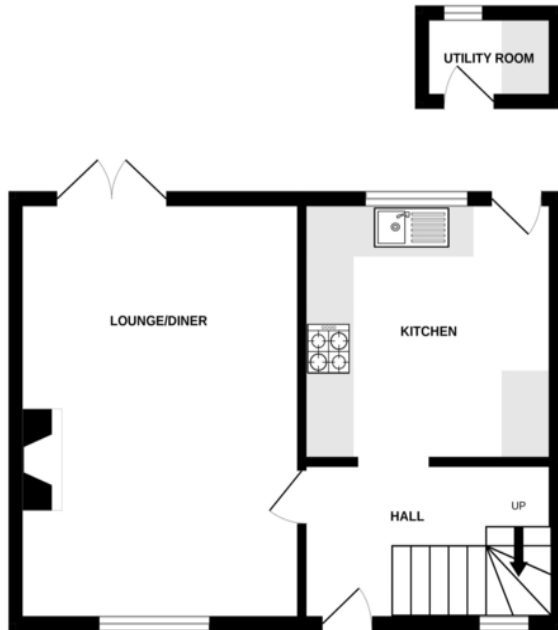
GARDENS

The property is set back from the road on a slightly elevated plot with a neatly laid out front garden, mainly laid to lawn with surround flower and herbaceous borders and a variety of trees. Covered shared pedestrian access and a personal side gate leads to:

The rear garden, which is a particularly outstanding feature of the property being mature and well established with a wide variety of flowering plants, trees and shrubs together with a covered paved patio/seating area and large area of lawn. To the rear of the garden there is a space suitable for trampoline, vegetable plot, timber garden shed and Greenhouse.

Outside tap.





Made with Metropix ©2022

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: julie@juliephilpot.co.uk

W: www.juliephilpot.co.uk

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		88 B
69-80	C		
55-68	D		
39-54	E	45 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 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