



JULIE PHILPOT
RESIDENTIAL



42 Newfield Avenue | Kenilworth | CV8 2AU

A spacious and well planned detached bungalow that offers great scope for redevelopment, due to the spacious plot, or the opportunity to modernise the existing dwelling. There are at present three bedrooms, a good size living room, conservatory, large kitchen and utility as well as a bathroom with separate shower. Outside is the large corner plot a driveway and a garage. The location is popular and quiet as it is a 'No Through' road and is within easy reach of the town, shops, bus and train station.

Offers In Region Of £600,000

- Detached Bungalow
- Substantial Corner Plot
- Scope For Further Extension
- Three Bedrooms



Property Description

Enclosed Porch

With door to

Entrance Hall

Having stained glass oak entrance door, picture rail, radiator and smoke detector. Access to roof storage space.

Lounge / Diner

6.83m x 3.84m (22'5" x 12'7")

With Limestone fireplace having fitted gas fire, two wall light points, two radiators and smoke detector. Space for dining room and living room furniture.

Kitchen/Breakfast Room

4.01m x 3.66m 0.91m (13'2" x 12' 3")

Having an extensive range of oak fronted cupboard and drawer units with matching wall cupboards and corner display shelving. Round edged worksurfaces, serving hatch to dining area and door to conservatory. One and a half bowl stainless steel sink unit, integrated dishwasher and fridge, wall mounted Indesit double oven with cupboards above and below, four ring Valor electric hob and extractor hood over. Door to

Utility Room

3.76m x 2.44m (12'4" x 8'0")

Having stainless steel sink unit, cupboard and drawer units with matching wall cupboards and space and plumbing for washing machine. Door to garage.

Cloakroom

With w.c, corner wash basin and radiator.

Conservatory

4.27m x 2.90m (14'0" x 9'6")

With two French double doors to rear garden. TV aerial connection.

Bathroom

3.20m x 1.70m (10'6" x 5'7")

Having a panelled bath, pedestal wash basin, w.c, and separate shower with Mira shower. Fully tiled walls, radiator, wall light point and shaver point, ceiling downlights and airing cupboard housing hot water cylinder.

Bedroom One

3.86m x 3.12m (12'8" x 10'3")

With two wall light points, vanity wash basin having cupboard under, radiator and rear garden views.

Bedroom Two

3.25m x 3.25m (10'8" x 10'8")

With radiator and wall to wall range of built in wardrobes.

Bedroom Three

2.90m x 2.01m (9'6" x 6'7")

With radiator.

Outside

Gardens

The property is set on a substantial corner plot with wraparound gardens to the front, side and rear.

There is a high degree of privacy with the property currently providing screening, stone chippings and shrubs. To the rear is a timber summerhouse and shed.

Garage

5.66m x 2.62m (18'7" x 8'7")

With electric up and over door, light, power and wall mounted Ideal Classic boiler.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

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

GROUND FLOOR

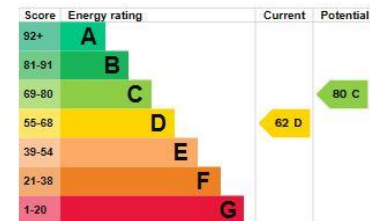


Made with Mirogo 12023

Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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