



JULIE PHILPOT
RESIDENTIAL

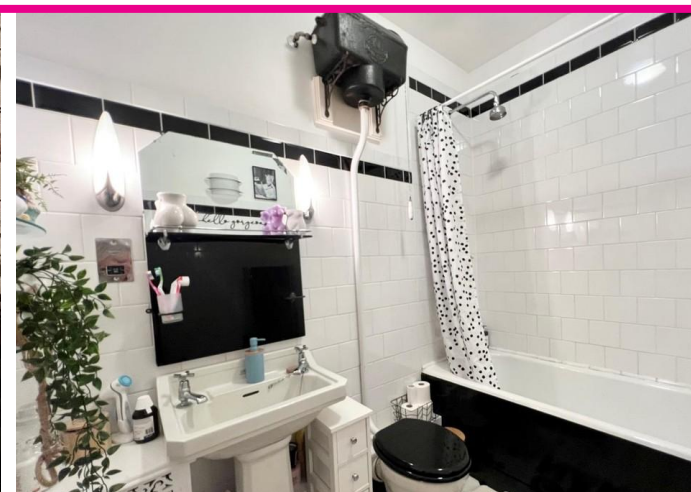
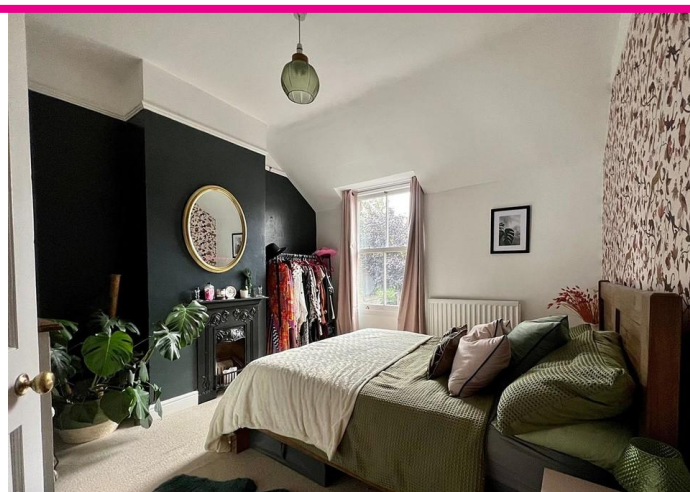


71 Whitemoor Road | Kenilworth | CV8 2BN

A charming, character property that is tastefully presented and has been sympathetically improved with many traditional period features, yet benefitting from modern underfloor and gas central heating together with replacement sash style double glazing. The accommodation provides two separate reception rooms, lovely kitchen and stylish bathroom as well as three bedrooms, two doubles and one single which is ideal as a home office/study. Ideally located in this popular and convenient location close to local shops, schools and local park, this delightful character property really needs to be viewed to be appreciated.

Offers Over £300,000

- Three Bedrooms
- Lounge with Feature Fireplace
- Separate Dining Room
- 1930's Style Bathroom



Property Description

Door to

ELEGANT LOUNGE

4.09 x 3.35 (13'5" x 11'0")

Having feature cast iron fireplace with gas fire, cast iron grate and tiled hearth, double glazed sash windows to walk in bay window, four industrial design wall lights, tv aerial point and under floor heating.

INNER LOBBY

Opening on to the dining area and having understairs storage cupboard with lighting.

DINING ROOM

3.38 x 3.28 (11'1" x 10'9")

With under floor heating, staircase to the first floor, four industrial design wall lights, part glazed door leading to the rear and door to:

MODERN KITCHEN

3.43 x 2.08 (11'3" x 6'10")

Having a range of painted kitchen units comprising cupboard and drawer units with matching wall cupboards and wood block effect work surfaces over. White ceramic sink with mixer tap over, space for gas cooker with canopy extractor over. Further space and plumbing for washing machine, dishwasher and fridge/freezer, complementary ceramic tiled splashbacks and tiled floor and underfloor heating.

FIRST FLOOR LANDING

With access to insulated roof space having pull down loft ladder.

BEDROOM ONE

3.43 x 3.3 (11'3" x 10'10")

With double glazed sash window, feature cast iron fireplace, picture rails, tv aerial point and built-in storage cupboard housing the "Worcester" gas fired central heating boiler.

BEDROOM TWO

3.4 x 2.08 (11'2" x 6'10")

A good size second double bedroom having rear garden views, central heating radiator, telephone point and tv aerial point.

BEDROOM THREE/HOME OFFICE

2.44m x 1.60m (8'0" x 5'3")

A single bedroom which is ideal as a home office/study. with radiator, tv aerial connection and telephone point.

FAMILY BATHROOM

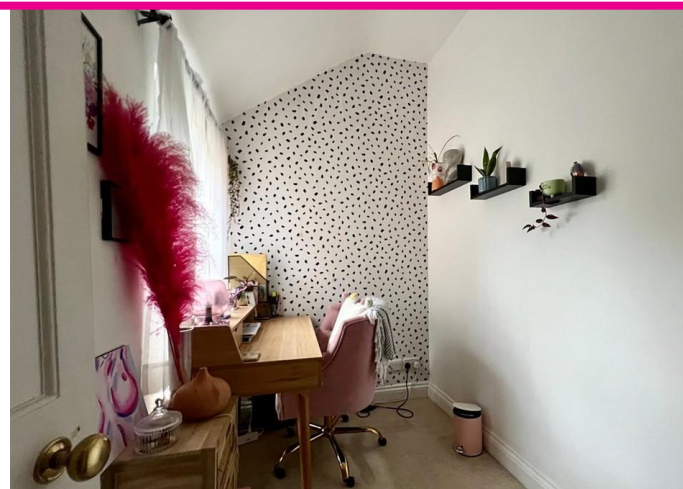
A super 1930's style art deco bathroom with high level w.c, pedestal wash hand basin, cast iron panelled bath having shower and curtain rail over. Heated towel rail/radiator, complementary ceramic wall tiling, vinyl floor covering and extractor fan.

OUTSIDE

The property is set back from the road behind a small brick wall with feature wrought iron railings and personal gate leading to neatly laid out paved foregarden, mainly laid with stone chippings for ease of maintenance.

REAR GARDEN

To the rear of the property is a neatly laid out cottage style garden mainly laid with stone chippings with paved pathway, patio area and useful GARDEN STORE with shelving, power and new polycarbonate roof. A side gate leads to rear pedestrian access.



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 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).

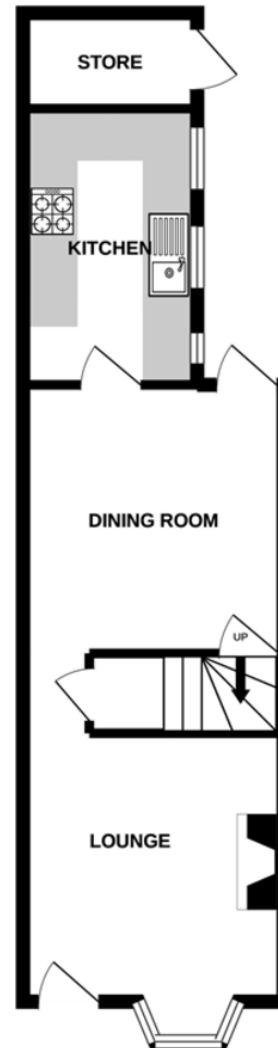
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

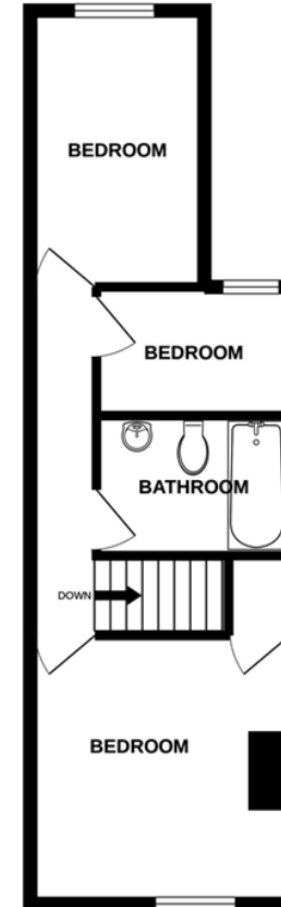
- the average energy rating is D
- the average energy score is 60

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

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.
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