



JULIE PHILPOT
RESIDENTIAL



35 Priorsfield Road | Kenilworth | CV8 1DA

£399,500

A very well presented, recently decorated and well planned semi detached house immediately available with 'No Chain' involved situated on the sought after 'Castle' side of town with open countryside, local footpaths, Abbey Fields and the old High Street all being within easy walking distance. The property provides three good sized bedrooms, a modern bathroom and the benefit of an open plan kitchen/diner with direct access to the rear garden which has a sunny westerly facing aspect. In addition, there is plenty of driveway parking, a covered car port and a garage. The house also benefits from gas central heating, double glazing and cavity wall insulation.

- No Chain Involved
- Sought After Location
- Popular School Catchment Area
- Attractive & Sunny Garden
- Three Bedrooms



Property Description

Entrance Porch

With door to

Entrance Hall

Having telephone point, radiator, smoke detector, understairs storage space and Drayton central heating programmer.

Cloakroom

With w.c., wash basin, fully tiled walls and wall mounted Potterton gas boiler.

Lounge

4.80m x 3.35m (15'9" x 11'0")

A generous sized lounge with broadband and telephone connections, dimmer switch, radiator, tv aerial points and three wall lights. From the lounge there is open access to the:

Open Plan Kitchen Diner

5.56m x 3.18m (18'3" x 10'5")

A spacious kitchen/diner which is now open plan in design with a patio door providing direct access to the rear garden and patio. There is plenty of space in here for a dining table and chairs plus in the kitchen is an extensive range of oak effect cupboard and drawer units with matching wall cupboards along with glazed display units having lighting under the units and inside the display cabinets. In addition there is ample worktop space to two sides of the kitchen as well as a pantry and side entrance door. There is a range of Siemens under counter integrated appliances including two fridges, a freezer and dishwasher. In addition there is Bosch automatic washing machine, a four ring gas hob and electric oven with extractor hood over. The kitchen was designed and fitted by AK Kitchens of Kenilworth.

First Floor Landing

Smoke detector, airing cupboard housing insulated hot water cylinder and access to roof storage space via pull down loft ladder.

Bathroom

2.06m x 1.63m (6'9" x 5'4")

Having a modern suite comprising panelled bath with fixed overhead shower and curtain rail, pedestal wash basin and w.c., wall mounted mirror fronted cabinet, shaver point, radiator and fully tiled walls.

Double Bedroom One

3.76m x 3.53m (12'4" x 11'7")

With radiator, built in wardrobe and TV aerial point.

Double Bedroom Two

3.53m x 3.05m (11'7" x 10'0")

A second double room with rear garden views, radiator and built in wardrobe.

Bedroom Three

2.87m x 2.06m (9'5" x 6'9")

A generous sized single room with a radiator and telephone point that may also be used as a study or office if required.

Outside

Front Garden

The attractive front garden has an area of lawn with well established shrubbery borders, central ornamental tree and acer plant.

Driveway Parking

To the side of the property there is ample driveway parking for several vehicles. The driveway gates lead to a covered car port for additional parking.

Garage

5.00m x 2.54m (16'5" x 8'4")

With up and over door, light and power.

Rear Garden

A gate at the side of the property leads to the sunny westerly facing rear garden with a large paved patio, perfect for outdoor dining and entertaining, which leads to the area of lawn and very attractive shrubbery borders that are well stocked with a variety of mature shrubs. To the rear of the garden and behind the garage is a further paved area for seating or for storage.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

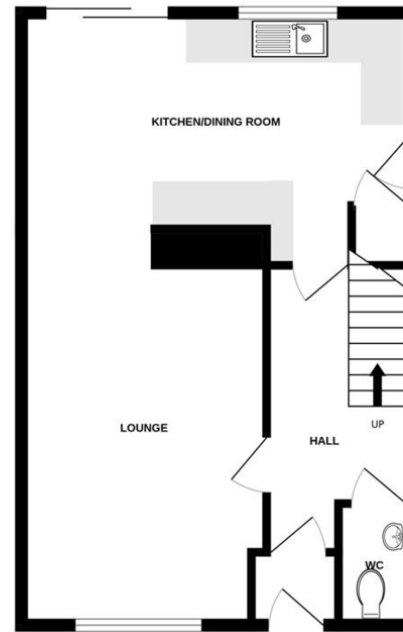
T: 01926 257540

E: sales@juliephilpot.co.uk

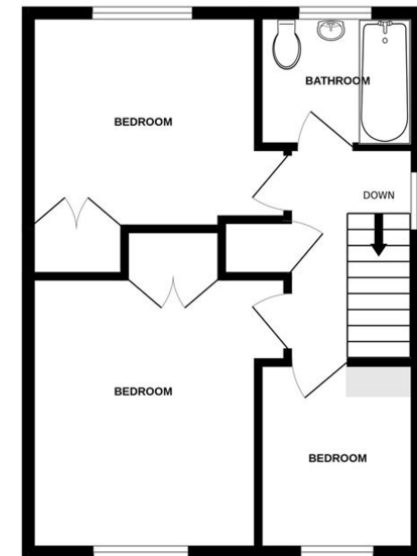
W: www.juliephilpot.co.uk

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



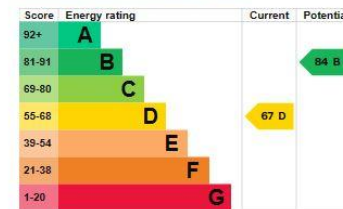
1ST FLOOR



Energy rating and score

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

[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