



JULIE PHILPOT
RESIDENTIAL



10 Roseland Road | Kenilworth | CV8 1GB

£269,950

A well planned pre-war semi detached property benefitting from double glazing, gas central heating with a newly boiler fitted in July 2022. The property has three bedrooms, a cloakroom, plus a larger than average garden. Further benefits include replacement soffits and fascia's, the proximity of the excellent town centre amenities and the immediate availability with 'No Chain' involved. There is scope for further modernisation and extension.

- No Chain Involved – Modernisation Required
- Three Bedrooms
- Large Garden
- Conservatory



Property Description

ENTRANCE HALL

With radiator, oak floor and staircase to first floor. Door to

LOUNGE

4.27 x 3.96 (14'0" x 13'0")
Having oak flooring, radiator, feature fireplace, TV aerial connection and Virgin connection points and fitted shelving to one wall. Understairs storage cupboard

KITCHEN

3.96 x 2.13 exc recess (13'0" x 7'0" exc recess)
With a range of cupboard and drawer units plus matching wall display and shelving units. Extensive round edged contrasting worktops, inset 1 1/2 bowl stainless steel sink unit, space and plumbing for washing machine and space for under counter size fridge and freezer. Four ring electric hob with electric oven under and stainless steel extractor hood over. Further cupboard housing Worcester boiler. Heated towel rail.

CLOAKROOM

Having modern w.c. and wall mounted wash basin

CONSERVATORY

3.96 x 2.74 (13'0" x 9'0")
With polycarbonate roof and French doors to rear garden.

STAIRCASE TO FIRST FLOOR LANDING

With smoke detector and access to roof storage space.

BEDROOM ONE

3.05 x 2.74 (10'0" x 9'0")
Having nice aspect towards open green at front of the properties. Radiator.

BEDROOM TWO

3.35 x 2.44 (11'0" x 8'0")

With radiator and dado rail.

BEDROOM THREE

2.13 x 2.13 (7'0" x 7'0")

With radiator and laminate flooring.

BATHROOM

Having panelled bath with Triton electric shower and curtain rail. pedestal wash basin and w.c.. Radiator.

OUTSIDE

The property has a small front garden which is easily maintained a path and gate leads to the larger than average rear garden having an area of lawn, space to the bottom of the garden is ideal for kitchen/vegetable garden. In addition, there is also a further side garden which is paved and a good size.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

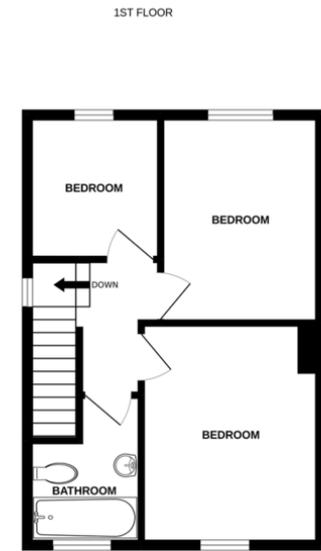
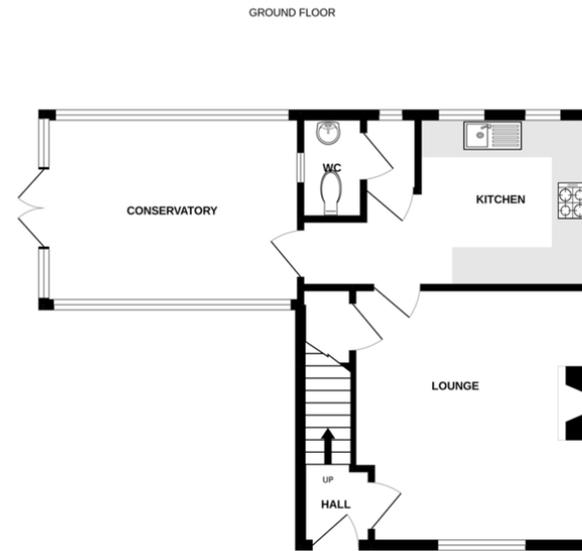
Contact Details

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

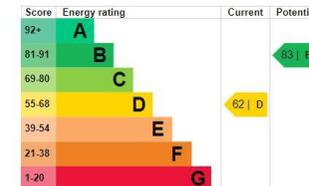


Made with Metropix ©2022

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 50