



JULIE PHILPOT  
RESIDENTIAL



## 16 Latimer Close | Kenilworth | CV8 1GN

£299,950

A well planned and spacious family home with three generous double bedrooms and two reception rooms which is set in a popular location having an open green to the front and backing onto St Johns Primary School playing fields to the rear. The house is immediately available with 'No Chain' involved as well as offering some scope for further modernisation and improvement. The town centre and open countryside are both within easy reach.

- Popular Cul-De-Sac Location
- Walking Distance To Town Centre
- Three Double Bedrooms
- Two Reception Rooms
- Spacious Accommodation



## Property Description

### Recessed Entrance Porch

Entrance door to:

### Entrance Hall

With staircase to first floor, radiator, recess for cloaks storage and an under stairs cupboard.

### Living Room

4.34m x 3.66m (14'3" x 12'0")

Feature fireplace, radiator, views to open green area and door to:

### Dining Room

3.05m x 2.74m (10'0" x 9'0")

With radiator, patio door to rear garden and recessed shelving.

### Kitchen

3.99m x 2.77m (13'1" x 9'1")

Having a good range of cupboard and drawer units and matching wall cupboards, contrasting worktops, built in electric oven and four ring hob with extractor over. Stainless steel sink unit, space and plumbing for a washing machine, space for a tumble dryer and further space for tall fridge/freezer. Ceramic tiling, radiator and door to rear garden.

### First Floor Landing

With access point to insulated loft space.

### Double Bedroom One

3.76m x 3.94m (12'4" x 12'11")

A large bedroom with built-in wardrobe, radiator and dado rail.

### Double Bedroom Two

3.76m x 3.43m (12'4" x 11'3")

A good size double room with radiator.

### Double Bedroom Three

2.82m x 3.10m (9'3" x 10'2")

Overlooking the rear garden, radiator and storage cupboard housing the gas combination boiler.

### Family Bathroom

Having a panelled bath with shower attachment, w.c. and pedestal wash hand basin. Partly tiled walls.

## Outside

### To The Front

The front garden is mainly laid to lawn with inset beds and paved pathway leading to the front door.

### Rear Garden

Having an area of lawn and patio with timber fencing forming the boundary. Gated access at the side leads to the front of the property and is shared with the neighbour. There is also a green house and a timber tool store.

## Outbuildings

The house retains the original brick built outbuilding which is split into three areas. Two for storage - the largest being 7'2" x 6'6" and an outside toilet

## Communal Green and Parking

There is a well tended communal green to the front of the property and ample on-street communal parking.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

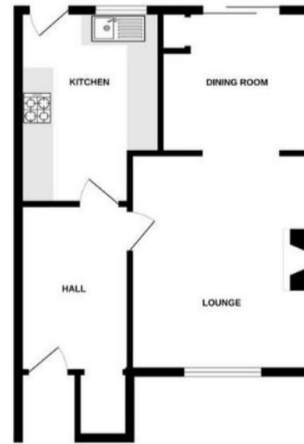
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.

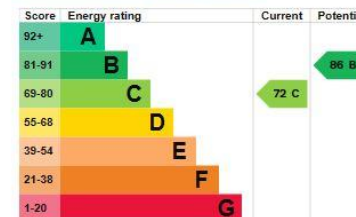


TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.  
Measure with Meterpro 02022

## Energy rating and score

This property's energy rating is C. 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