



JULIE PHILPOT  
RESIDENTIAL

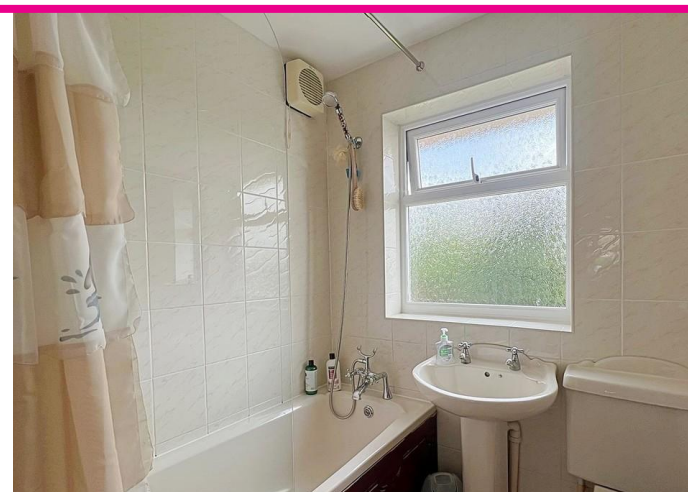
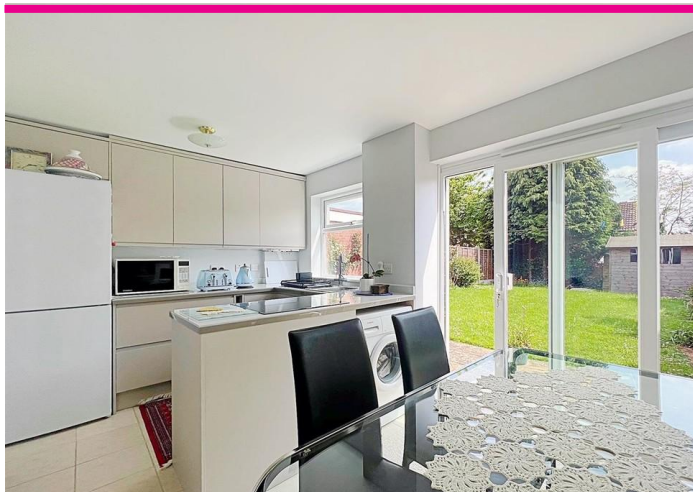


## 58 Tisdale Rise | Kenilworth | CV8 2QU

A quietly located semi detached house in excellent order with a sunny south facing garden. The property has been much improved by the present owner to include internal redecoration, laminate flooring and refitted kitchen/diner. Further benefits include gas central heating, double glazing and driveway parking. Viewing recommended.

£385,000

- Three Bedrooms
- Convenient Location
- Sunny Garden
- Driveway Parking
- Close To Schools



## Property Description

### Door to:

### Hall

With radiator, laminate flooring and smoke detector.

### Lounge

4.83m x 3.35m (15'10" x 11')

Having bay window with plantation window shutters, laminate flooring, radiator, feature fireplace with gas fire and understairs storage cupboard.

### Kitchen / Diner

4.39m x 2.74m (14'4" x 8'11")

Having been recently refitted with a range of cupboard and drawer units including deep pan drawers all set under contrasting worktops and having a matching range of wall units. Integrated AEG induction four ring hob with AEG fan oven which is self cleaning under. Space for a washing machine and a tall fridge/freezer, one and a half bowl stainless steel sink unit. Tiled floor, space for a dining table and chairs with patio door to the rear garden.

### First Floor Landing

Having built in storage cupboard, smoke detector and access to roof storage space.

### Bedroom One

4.32m x 2.46m (14'2" x 8'1")

A good size double bedroom with radiator.

### Bedroom Two

2.92m x 2.51m (9'7" x 8'3")

A second double bedroom with radiator and rear garden views.

### Bedroom Three

2.92m x 1.83m (9'7" x 6')

With radiator and pleasant street scene views to front.

### Bathroom

Having panelled bath with mixer tap and shower over, curtain rail and shower screen. Pedestal wash basin, W.C, Expelair extractor fan and fully tiled walls. Radiator.

### Outside

#### Gardens:

To the front is driveway parking. The front garden has an area of lawn with mature hedging to the front. A wide double door gate at the side leads to the sunny south facing rear garden enjoying a high degree of privacy and having a paved patio and area of lawn. Timber fencing forms the boundaries.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

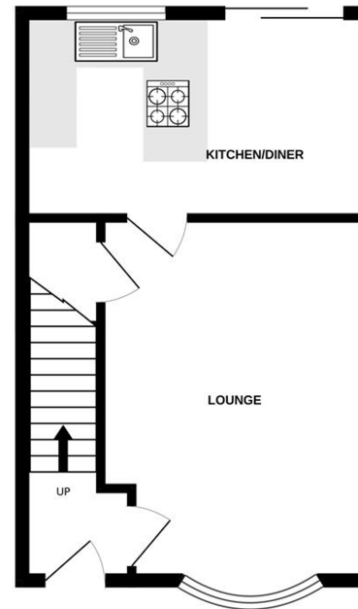
**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

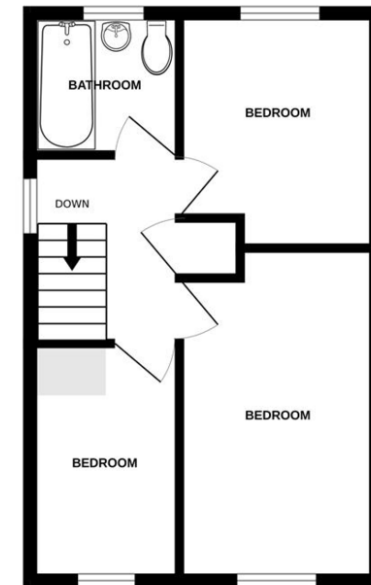
**W:** www.juliephilpot.co.uk

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  
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.

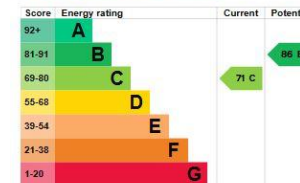


TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.  
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### Energy rating and score

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