



JULIE PHILPOT  
RESIDENTIAL



## 15 Woodcote Avenue | Kenilworth | CV8 1BH

£355,000

A well planned semi-detached property immediately available with 'NO CHAIN' involved. The property provides very spacious accommodation with great flexibility in layout and design providing two first floor double bedrooms plus a ground floor dining room that can also be used as a bedroom or office/study dependent upon the owners needs. There is a ground floor shower room, on the first floor is a large cloakroom that can be converted further to provide a further bathroom. The property has had many replacement windows, has solar panels and has a sunny south facing garden. The position is located on the popular Castle side of town within easy walking distance of Abbey Fields & the old High Street.

- No Chain Involved
- Two/Three Bedrooms
- Castle Side of Town
- Walking Distance To Castle and Abbey Fields





## Property Description

### Door to

### Entrance Hall

with wooden flooring, radiator, telephone point and understairs storage cupboard.

### Ground Floor Shower Room

Having w.c., vanity wash basin and large shower enclosure with glazed shower screen. Wall mounted display cabinet, radiator and ceramic tiling.

### Dining Room/Bedroom Three/Office

3.84m x 3.05m (12'7" x 10'0")

With radiator and telephone point. This room is generous in size and provides great flexibility in terms of use as a home office, study or additional bedroom as desired.

### Spacious Lounge

5.49m x 3.58m (18'0" x 11'9")

A good size lounge located to the rear of the property with tv aerial point, radiator and patio door to:

### Conservatory

3.18m x 2.92m (10'5" x 9'7")

With tiled floor, sunny aspect and door to rear garden.

### Kitchen

3.18m x 2.87m (10'5" x 9'5")

Having a range of oak fronted cupboard and drawer units set under round edged worksurfaces and having matching wall cupboards over. One and a half bowl sink unit, space and plumbing for washing machine and space for further appliances. Gas cooker with extractor hood over and space for tall fridge/freezer. Recently refitted side entrance door. (The kitchen white goods are available by separate negotiation).

### Dog Leg Staircase To First Floor Landing

Access to roof storage space.

### Large Master Bedroom

5.92m x 3.25m (19'5" x 10'8")

A lovely large bedroom with radiator and wash basin. There is scope to create an en-suite to this bedroom.

### First Floor Cloakroom

With w.c., wash basin and wall mounted Vaillant gas boiler. Velux window and access to under eaves storage.

### Double Bedroom Two

3.28m x 2.82m (10'9" x 9'3")

A second double bedroom on the first floor with radiator and telephone point.

### Outside

#### Front Garden

The attractive front garden has an area of lawn with shrubbery borders.

### Garage & Parking

4.80m x 2.34m (15'9" x 7'8")

With double doors to the front and side entrance door, light and power are connected. In front of the garage is driveway parking.

### Rear Garden

Gated access at the side leads to the south facing rear garden having a patio area plus lawn and shrubbery borders with a kitchen/vegetable area. The garden enjoys a high degree of privacy.

### Solar Panel Energy

The property has the benefit of high efficiency solar panels on a feed-in tariff. The control panel and inverter system are located in the garage.

### Fixtures & Fittings

The carpets, curtains and light fittings are included in the sale price. The sellers are moving overseas and therefore the furniture and all appliances may be available by separate negotiation.



# 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

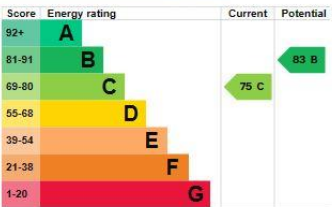
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



## 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