



JULIE PHILPOT
RESIDENTIAL



31 Bertie Road | Kenilworth | CV8 1JP

A lovely, well planned home in the town centre with the added benefit of a large and sunny west facing rear garden. The property has been extended on the ground floor to provide spacious living to include lounge, dining room, kitchen/breakfast room and utility too. There are three first floor bedrooms, bathroom and driveway parking. The property also benefits from many period features, gas central heating, double glazing and newly fitted roof in 2023. A super property that must be viewed.

£450,000

- Extended Semi Detached House
- Large, Sunny West Facing Garden
- Lounge and Dining Room
- Kitchen/Breakfast Room



Property Description

CANOPY PORCH

Having door to:

ENTRANCE HALL

With radiator.

CLOAKROOM

Having w.c. and wash basin.

LOUNGE

12' 6" x 11' 9" (3.81m x 3.58m) Into Bay

With bay window, radiator and fitted gas log burner having oak mantel over. Open access into:

DINING ROOM/FAMILY ROOM

13' 6" x 10' 8" (4.11m x 3.25m)

A lovely second reception room with flexibility in use and having French door to rear garden and patio. Radiator.

KITCHEN

11' 1" x 7' 2" (3.38m x 2.18m)

A well planned kitchen having ample range of cupboard and drawer units with matching wall cupboards and pan racks plus glazed display units. Single drainer stainless steel sink unit, space and plumbing for dishwasher, four ring electric hob with electric double oven under and extractor hood over. The kitchen is then open plan with the:

BREAKFAST/FAMILY ROOM

13' 0" x 10' 6" (3.96m x 3.2m)

Having ample room for dining table and chairs plus other seating and storage areas. Radiator and French double doors providing direct access to the patio and garden. To the side is the:

UTILITY ROOM

Having space and plumbing for side by side washing machine and tumble dryer with round edged worktop over. Wall mounted Worcester gas boiler installed in 2020.

FIRST FLOOR

FIRST FLOOR LANDING

With smoke detector and access to roof storage space.

BEDROOM ONE

12' 6" x 12' 5" (3.81m x 3.78m)

This double room is located to the front of the property with bay window, picture rail and radiator.

BEDROOM TWO

13' 6" x 9' 0" (4.11m x 2.74m)

A second double bedroom with built in wardrobes, radiator and rear garden views.

BEDROOM THREE

10' 2" x 7' 4" (3.1m x 2.24m)

A good size third bedroom with rear garden views, radiator and built in double wardrobe.

BATHROOM

A modern bathroom with panelled bath having fixed head shower and glazed shower screen, vanity wash basin with storage cupboard under and w.c., Complementary tiling and heated towel rail.

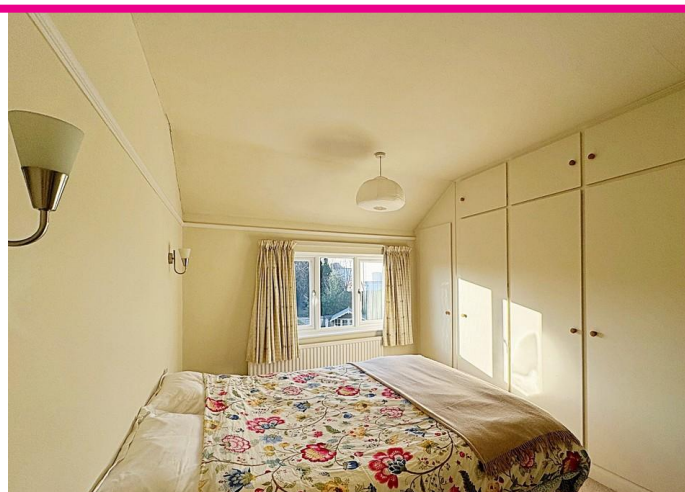
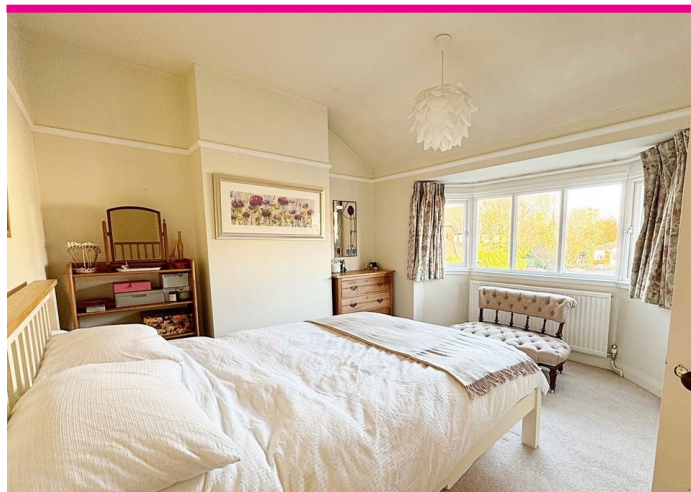
OUTSIDE

FRONT & PARKING

The front of the property has driveway parking and is mature hedging to provide privacy.

REAR GARDEN

The rear garden is a particularly outstanding feature to the property as it is very sunny with a west facing aspect. There is a paved patio area to the rear of the kitchen and dining room plus a pathway to the side providing access to the front of the house. The garden is primarily laid to lawn with mature trees and shrubs. There is an outside tap and the garden enjoy a high degree of privacy.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

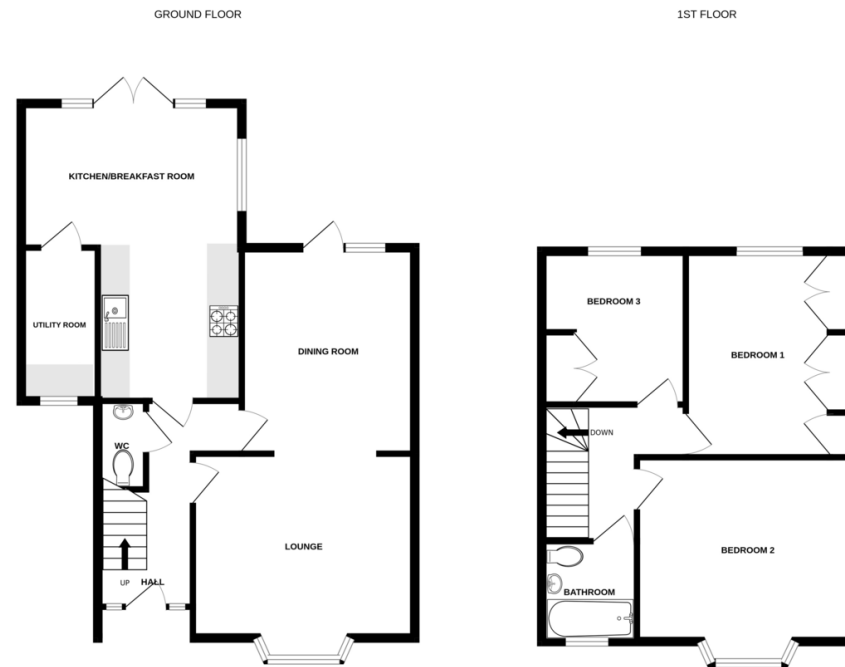
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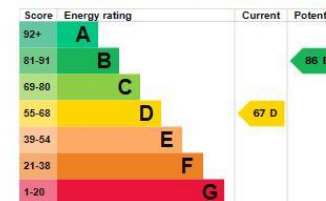


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Energy rating and score

This property's current 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