



JULIE PHILPOT
RESIDENTIAL



18a Thornby Avenue | Kenilworth | CV8 2DT

£440,000

A spacious and extended semi detached property in a sought after residential location which is within easy walking distance of both Thoms Infant School and Park Hill Junior School, two parks, the train station and the town centre. The property provides well planned accommodation with four bedrooms, ample driveway parking and a garage. The house is also immediately available with 'No Chain' involved.

- Four Bedrooms
- Sought After School Catchment Area
- Spacious & Extended
- No Chain - Immediately Available



Property Description

LARGE ENCLOSED PORCH

Having tiled floor, downlights and plenty of useful storage space. Door to

ENTRANCE HALL

With tiled floor, radiator, smoke detector, downlights and understairs storage cupboard.

RE-FITTED CLOAKROOM

With concealed cistern w.c., circular vanity sink unit having cupboards under, extractor fan and complementary tiling.

FROM HALL ACCESS TO

LOUNGE

15' 1" x 11' 6" (4.6m x 3.51m)

Having a feature fireplace, radiator, tiled floor, tv aerial connection and open access to:

KITCHEN

18' 2" x 8' 4" (5.54m x 2.54m)

Having underfloor heating, an extensive range of cupboard and drawer units with matching wall units, contrasting worktops, one and a half bowl sink unit with mixer tap over. Space and plumbing for washing machine and dishwasher, range cooker and extractor hood. Personal side entrance door and space for American style side by side fridge/freezer. Open access to:

CONSERVATORY / DINING ROOM

17' 9" x 11' 3" (5.41m x 3.43m)

With underfloor heating, a tiled floor, ceiling light/fan and French doors to rear garden.

STAIRCASE TO FIRST FLOOR LANDING

BEDROOM TWO

11' 9" x 11' 7" (3.58m x 3.53m)

A nice double room with radiator and pleasant views.

BEDROOM THREE

11' 7" x 11' 5" (3.53m x 3.48m)

A further double bedroom with radiator and rear garden views.

BEDROOM FOUR

7' 9" x 7' 5" (2.36m x 2.26m)

A good size room with radiator, laminate flooring and pleasant views.

BATHROOM

With panelled bath having shower over and folding shower screen, pedestal wash basin and concealed cistem w.c. Heated towel rail, fully tiled walls and tiled floor.

STAIRCASE TO LOFT BEDROOM

18' 2" x 10' 8" (5.54m x 3.25m)

A double bedroom with Velux windows and storage space.

OUTSIDE

PARKING

To the front of the property is a driveway, with stone chippings, providing ample parking for several vehicles. To the side are double timber gates leading to a very useful side courtyard/ storage area with access to the:

GARAGE

15' 8" x 8' 6" (4.78m x 2.59m)

Having up and over door, light and power. There is an additional storage area to the rear of the garage and a personal entrance door into the conservatory and a door to the garden.

REAR GARDEN

The rear garden offers a high degree of privacy with an area of lawn and side borders. Plus outside toilet.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

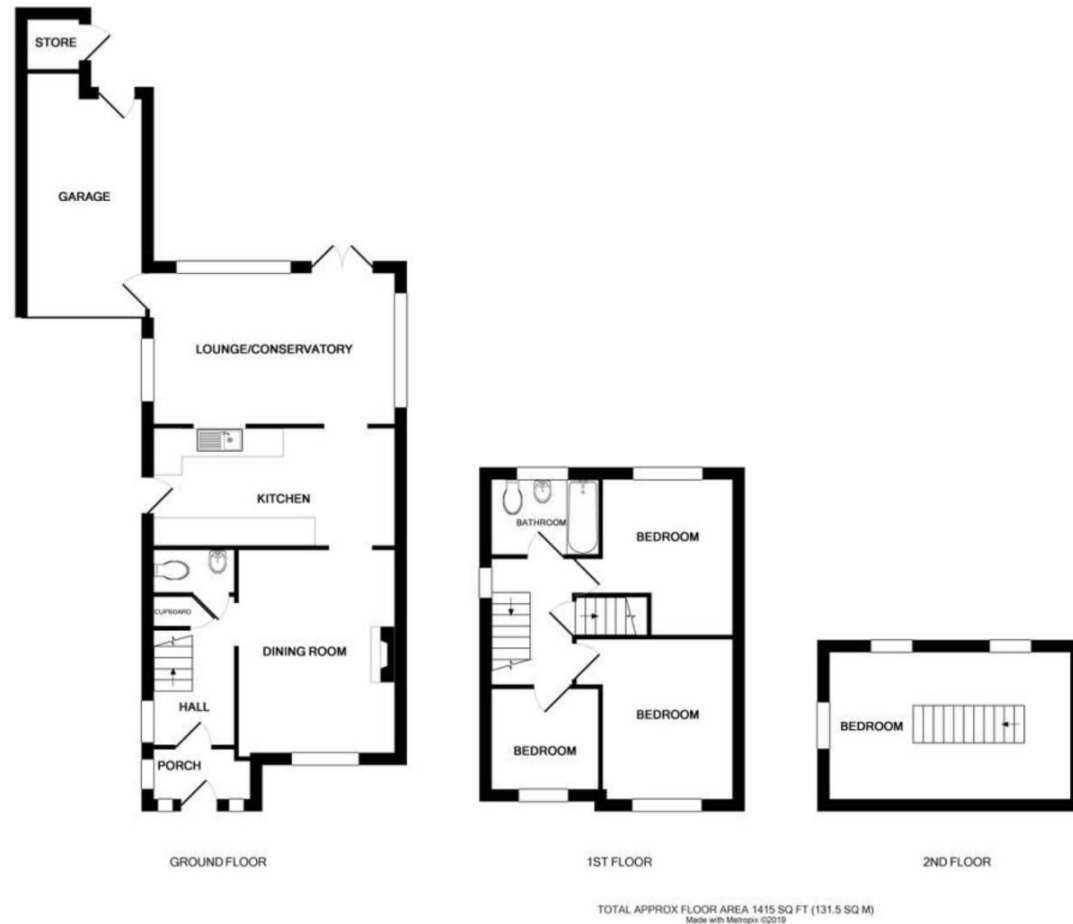
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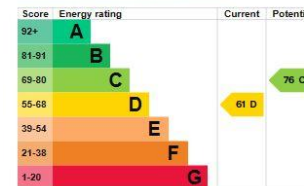
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



Energy rating and score

This property's energy rating is D. It has the potential to be C.

[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