



JULIE PHILPOT
RESIDENTIAL

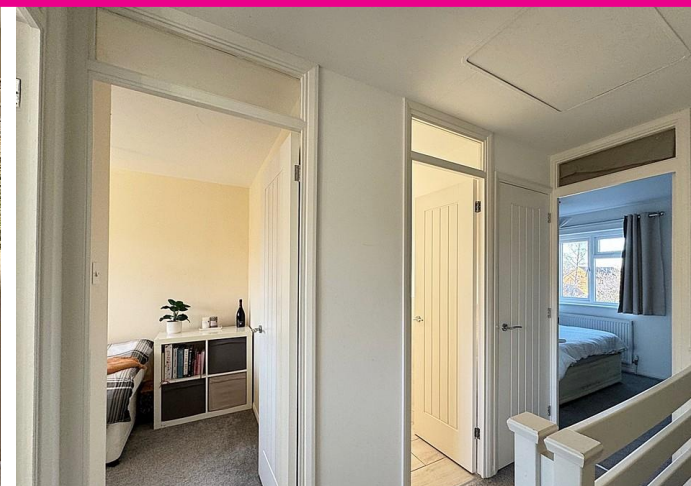


10 Asplen Court | Kenilworth | CV8 2SE

£345,000

A super, recently modernised and improved semi detached property with a private rear garden, driveway parking and being set in a quiet cul de sac location. The property benefits from three bedrooms, living room and open plan kitchen/diner. The present seller has improved the property to include creating the open plan kitchen, double glazing, gas central heating with combination boiler, complete redecoration including new internal doors and the refitting of both the kitchen and bathroom. An ideal home that is ready to move into.

- Three Bedrooms
- Immaculate Order
- Open Plan Kitchen/Diner
- Newly Modernised By Present Seller



Property Description

DOOR TO

LIVING ROOM

13' 6" x 14' 2" (4.11m x 4.32m)

With staircase to first floor, laminate flooring, radiator, understairs storage space and wall mounted tv bracket. Open access to:

OPEN PLAN KITCHEN/DINER

13' 5" x 10' 4" (4.09m x 3.15m)

A modern open plan design providing space for dining table and chairs plus dining room furniture and French double doors to rear garden. In the kitchen area is a range of recently fitted cupboard and drawer units with matching wall cupboards. Space for tall fridge/freezer, space and plumbing for washing machine, stainless steel single drainer sink unit, five burner gas hob with extractor hood over and electric double oven under. Complementary tiling and laminate flooring.

FIRST FLOOR LANDING

With access to roof storage space. Good size storage cupboard with fitted shelving and housing gas combination boiler.

BEDROOM ONE

13' 7" x 8' 8" (4.14m x 2.64m)

Having radiator and recess for bedroom furniture.

BEDROOM TWO

9' 5" x 7' 5" (2.87m x 2.26m)

With radiator and rear garden view.

BEDROOM THREE

6' 5" x 5' 5" (1.96m x 1.65m) EXC Wardrobes

A single room with rear garden views and wall to wall range of built in wardrobes comprising two double door wardrobes providing hanging rails and fitted shelving. Radiator.

REFITTED BATHROOM

With panelled bath having shower and shower screen over, pedestal wash basin, w.c. and heated towel rail. Complementary tiling.

OUTSIDE

PARKING

There is ample driveway parking to the side of the property.

GARDENS

The front garden has an area of lawn with shrubbery planting. A gate at the side of the property leads to the sunny rear garden which is generous in size and enjoys a high degree of privacy. There is a patio to the rear of the house and a further sunny seating area towards the end and side of the garden plus an area of lawn with timber fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

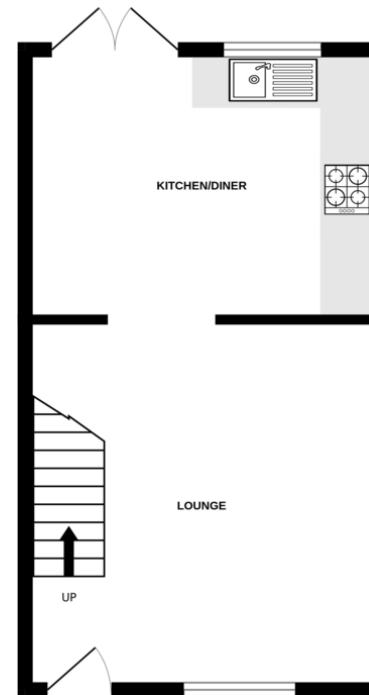
T: 01926 257540

E: sales@juliephilpot.co.uk

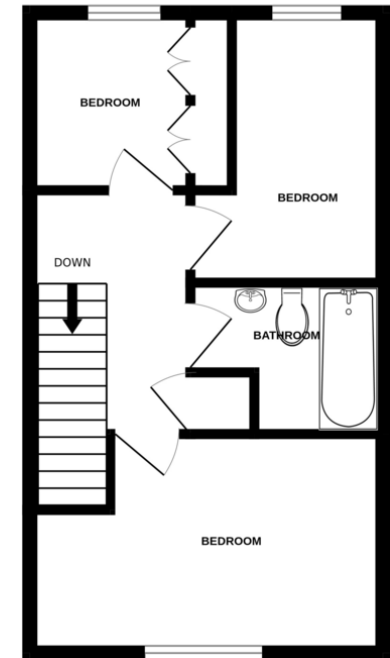
W: www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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



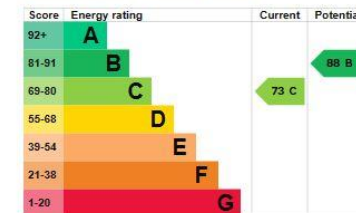
1ST FLOOR



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