



JULIE PHILPOT
RESIDENTIAL



108 Arthur Street | Kenilworth | CV8 2HG

£320,000

A recently extended, traditional style semi detached house with two good size bedrooms plus large and sunny rear garden and driveway parking for two cars. The kitchen has been extended to provide open plan living with an extensive range of dark blue units with central island, plenty of space for dining and entertaining plus in the added advantage of a lantern roof light, bi-fold doors and vinyl click wood effect flooring. In the lounge is a log bum to add to the welcoming atmosphere of this super home in a cul de sac.

- Extended Semi Detached House
- Open Plan Kitchen/Diner With Roof Lantern
- Lounge With Log Burner
- Large Garden



Property Description

DOOR TO

ENTRANCE LOBBY

With staircase to first floor and door to:

LOUNGE

12' 1" x 11' 1" (3.68m x 3.38m)

With laminate flooring, tv aerial connection and fireplace with log burner.

OPEN PLAN KITCHEN/DINER

16' 8" x 15' 6" (5.08m x 4.72m)

Having been recently extended and refitted by the present sellers to include an extensive range of soft closing dark blue cupboard and drawer units with matching wall cupboards plus central island unit housing inset single drainer sink unit with mixer tap over and complimentary worktops. Space and plumbing for washing machine. Four ring gas hob with electric oven under and stainless steel extractor hood over. Plenty of worktop space with the central island unit also extending to form a breakfast bar. Understairs storage cupboard. In the dining area is plenty of space for eating and entertaining plus a lantern roof light and bi-fold doors that lead to the rear garden.

FIRST FLOOR LANDING

Having access to fully boarded roof storage space.

BATHROOM

With panelled bath having mixer tap/shower attachment over and shower curtain rail. Pedestal wash basin, w.c, and heated towel rail. Ceramic tiling.

DOUBLE BEDROOM ONE

15' 5" x 10' 0" (4.7m x 3.05m)

A large double bedroom with pleasant aspect to the front, stripped and painted floorboards and radiator.

BEDROOM TWO

9' 7" x 9' 0" (2.92m x 2.74m)

A second good size bedroom with rear garden views and radiator.

OUTSIDE

FRONT PARKING

To the front of the property is driveway parking for two cars.

REAR GARDEN

Access at the side leads to the lovely, large rear garden which is a delightful feature to the house, there is an area of lawn with shrubbery borders to the side. In addition is further space to the side which would allow for further extensions to the property if so desired and subject to obtaining the necessary approvals and consents. There is a built-in outdoor storage cupboard to the side of the house.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

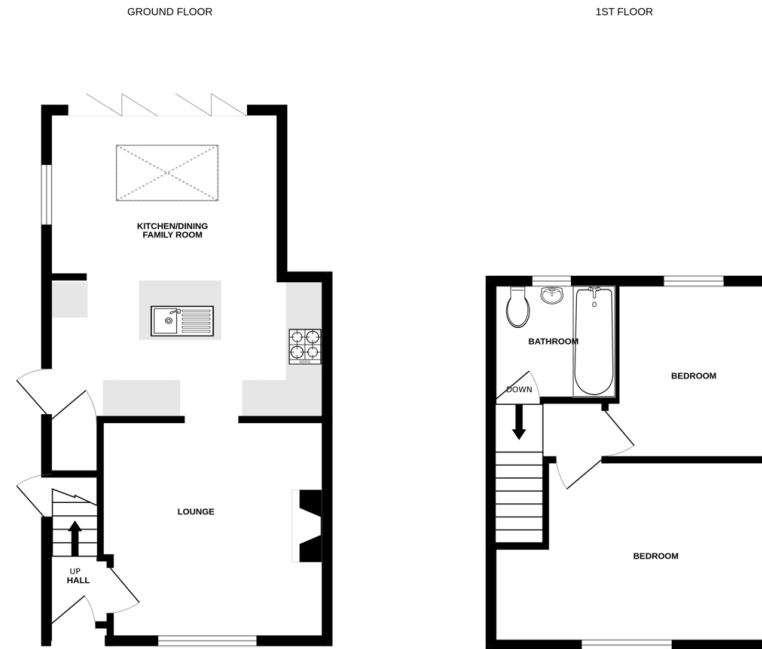
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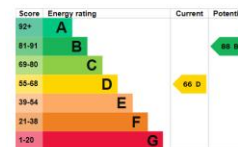


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Energy rating and score

This property's 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