



JULIE PHILPOT
RESIDENTIAL



1 Arthur Street | Kenilworth | CV8 2HF

A mature, extended character property with three good size bedrooms plus the benefit of a double storey extension to the side. The well planned and well presented living space includes a lounge, dining room, utility, kitchen and family room which can also be a home office. The property retains many original features, fireplaces and picture rails whilst being very well presented and a larger than average garden enjoying a high degree of privacy and sunny aspect. Parking is to the side of the property.

£392,000

- Three Good Size Bedrooms
- Large Family Bathroom
- Three Reception Rooms
- Extended Property
- Viewing Essential



Property Description

DOOR TO

ENTRANCE LOBBY

With original door to

ENTRANCE HALL

With stripped floorboards, radiator and staircase to first floor.

LOUNGE

14' 4" x 10' 8" (4.37m x 3.25m)

A traditional and welcoming sitting room with bay window having window seat, radiator, feature fireplace and laminate wood flooring. Archway to:

DINING ROOM

12' 2" x 11' 5" (3.71m x 3.48m)

A charming room with many period features including picture rail, feature fireplace in Victorian style with tiled inserts and radiator. Understairs storage space and rear garden views.

KITCHEN

14' 5" x 8' 6" (4.39m x 2.59m)

Having an extensive range of cupboard and drawer units set under round edged worksurfaces and having matching wall cupboards including glazed display units. Space and plumbing for dishwasher, space for slot in gas cooker and extractor hood. Space for tall fridge/freezer. Side entrance door to the garden, radiator and French double doors to:

UTILITY ROOM

9' 1" x 8' 3" (2.77m x 2.51m)

Having sink unit and round edged worksurfaces with space and plumbing under for washing machine and space for tumble dryer. Side entrance door to and from garden. CLOAKROOM with w.c.

FAMILY ROOM/STUDY

16' 2" x 8' 1" (4.93m x 2.46m) Max

This is part of the side extension to the house and provides great flexibility for use. It is currently a playroom it can be an office or an additional reception room. There are dual aspect windows and radiator.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

14' 0" x 11' 2" (4.27m x 3.4m)

A lovely, large bedroom with radiator and plenty of room for freestanding bedroom furniture.

BEDROOM TWO

16' 1" x 8' 0" (4.9m x 2.44m) Max

This bedroom has been created from the side extension to the house with dual aspect windows, garden views and radiator.

BEDROOM THREE

9' 1" x 8' 7" (2.77m x 2.62m)

A great size third bedroom with rear garden views and radiator.

LARGE FAMILY BATHROOM

With panelled bath having Triton electric shower over, pedestal wash basin, w.c. and radiator. Timber wall panelling and ceramic tiling.

OUTSIDE

FRONT GARDEN

There is a low maintenance fore garden with mature hedging providing privacy and picket fencing forming the boundary.

REAR GARDEN

A gate leads to the rear garden which has a very sunny aspect, is larger than average and has a high degree of privacy. There is a large patio area, perfect for outdoor entertaining, plus an area of lawn. In addition are double timber gates that provide access from the road which can be used for vehicle parking. Two sheds, outdoor tap and timber fencing.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

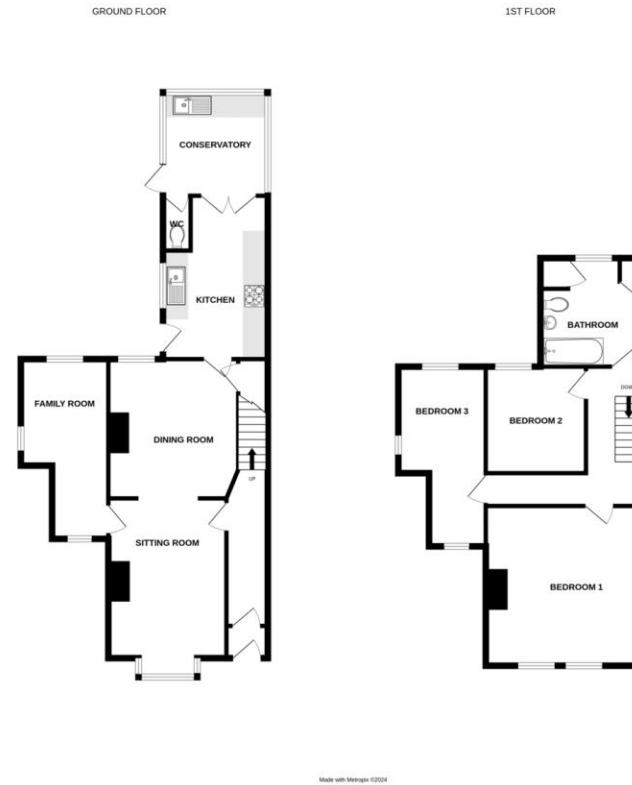
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, 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 E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

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