



JULIE PHILPOT  
RESIDENTIAL



## 37 Denton Close | Kenilworth | CV8 1BJ

£182,000

A well planned ground floor maisonette having the benefit of front and rear gardens. The property has two bedrooms with an attractive lounge, modern kitchen and bathroom plus double glazing and electric night storage heating. The property has been recently improved to include redecoration and oak wood laminate flooring and tiled floor in the bathroom. This property is also immediately available with 'No Chain' involved.

- Ground Floor Maisonette
- Two Bedrooms
- Gardens To Front & Rear
- Cul De Sac Location On Castle Side of Town



## Property Description

### COMPOSITE ENTRANCE DOOR TO

### HALL

With useful storage recess and door to further understairs storage space. Engineered oak wood flooring, night storage heater and airing cupboard housing insulated hot water cylinder.

### LOUNGE/DINER

14' 5" x 11' 3" (4.39m x 3.43m)

With engineered oak wood flooring, large double glazed picture window overlooking the front garden. Feature fireplace with fitted fire, three wall light points and broadband connection point.

### BEDROOM ONE

12' 6" x 11' 3" (3.81m x 3.43m)

Having rear garden views, engineered oak wood flooring and wall to wall range of built in wardrobes.

### BEDROOM TWO

11' 2" x 6' 8" (3.4m x 2.03m)

With engineered oak wood flooring and electric wall mounted panel heater. Front garden views.

### KITCHEN/BREAKFAST ROOM

10' 6" x 9' 2" (3.2m x 2.79m)

Having a range of cupboard and drawer units with matching wall cupboards, two ring electric hob, space for fridge and space for washing machine and for freestanding cooker. Creda night storage heater, built in meter cupboard, Xpelair extractor and rear garden view.

### **BATHROOM**

6' 3" x 5' 10" (1.91m x 1.78m)

Having panelled bath with Triton shower and glazed shower screen, pedestal wash basin, w.c. and complementary tiling. Dimplex wall heater and recently fitted tiled floor.

### **OUTSIDE**

#### **FRONT GARDEN**

There is an attractive front garden having an area of lawn.

### **REAR GARDEN**

The rear garden has been paved for low maintenance which is ideal for seating areas and outdoor 'al fresco' dining. To the side are attractive shrubs with timber fencing to the other side. Outside tap.

### **TENURE**

The property is Leasehold with a 125 year Lease from 2007. The Ground Rent is £125.00 per annum paid half yearly. There are no monthly Service or Management Charges.



## Tenure

Leasehold

## Council Tax Band

B

## Viewing Arrangements

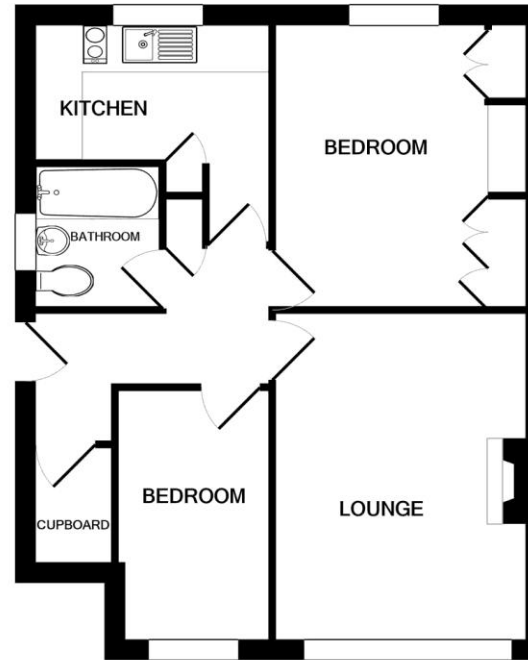
Strictly by appointment

## Contact Details

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TOTAL APPROX FLOOR AREA 573 SQ FT (53.3 SQ M)  
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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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 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