



JULIE PHILPOT  
RESIDENTIAL

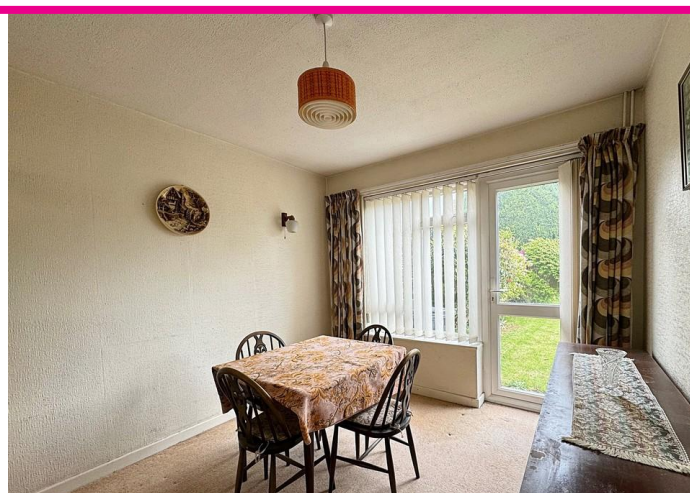


## 22 Grange Avenue | Kenilworth | CV8 1DD

£400,000

A traditional semi detached house in a popular residential location within easy walking distance of sought after primary schools, Abbey Fields and Castle plus open countryside. This family home is on the market for the first time, having been in this family since construction in the early 1960's. The property is in need of modernisation and improvement but offers a great opportunity to create your own individual home.

- Traditional Semi Detached House
- Three Bedrooms
- Garage & Car Port
- Scope For Extending & Modernising



## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

With radiator, understairs storage cupboard and telephone point.

### **CLOAKROOM**

With w.c. and radiator

### **LOUNGE**

15' 9" x 10' 9" (4.8m x 3.28m)

With feature fireplace, radiator and four wall light points. Open access to:

### **DINING ROOM**

10' 5" x 9' 4" (3.18m x 2.84m)

With radiator, two wall light points and door to rear garden.

### **KITCHEN**

11' 8" x 7' 8" (3.56m x 2.34m)

Having a range of cupboard and drawer units with matching wall cupboards. Space and plumbing for washing machine, space for under counter fridge and electric Creda cooker as fitted. Pantry. Side entrance door.

### **FIRST FLOOR LANDING**

With airing cupboard housing hot water cylinder and Worcester gas boiler. Built in storage cupboard over the stairs. Access to roof storage space.

### **BEDROOM ONE**

12' 4" x 11' 5" (3.76m x 3.48m)

With radiator and built in wardrobe.

### **BEDROOM TWO**

11' 5" x 10' 1" (3.48m x 3.07m)

With radiator and built in wardrobe. Rear garden views.

### **BEDROOM THREE**

9' 6" x 6' 9" (2.9m x 2.06m)

With radiator and built in wardrobe.

### **BATHROOM**

6' 8" x 5' 6" (2.03m x 1.68m)

With panelled bath having Mira shower and shower screen. Pedestal wash basin, w.c., radiator, ceramic tiling and wall mounted cabinet.

### **OUTSIDE**

#### **FRONT GARDEN**

The front garden has an area of lawn and shrubbery border with central ornamental specimen tree.

### **GARAGE & PARKING**

To the front and side of the property is a block paved driveway which leads to the covered car port and then to the SINGLE GARAGE having an up and over door.

### **REAR GARDEN**

The rear garden is attractive and enjoys a high degree of privacy. There is an area of lawn and mature shrubbery borders with apple blossom tree, rhododendrons and mature trees. Behind the garage is a brick built garden store/potting shed.



# Tenure

Freehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

# Contact Details

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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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

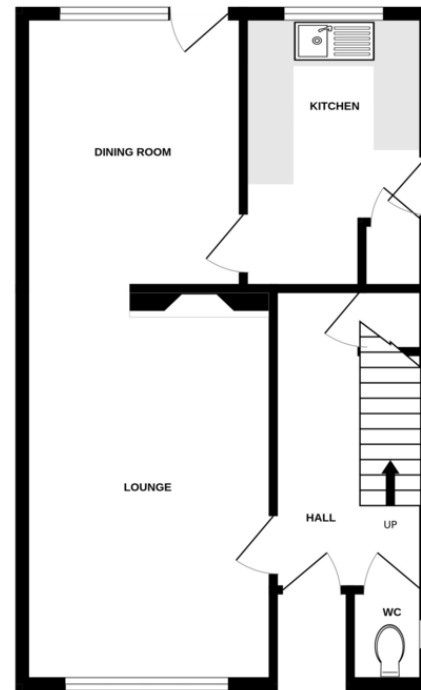
The graph shows this property's current and potential energy rating.

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.

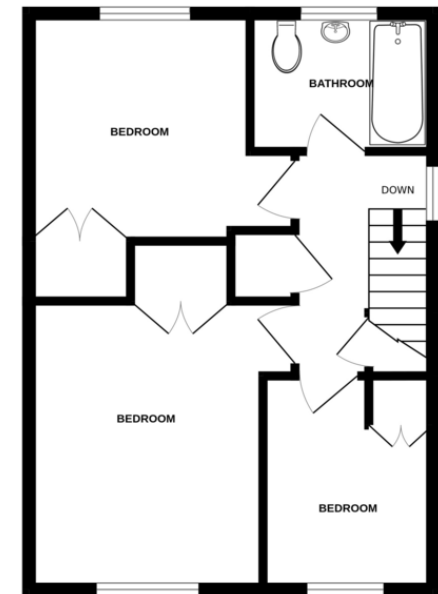
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR



1ST FLOOR



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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.