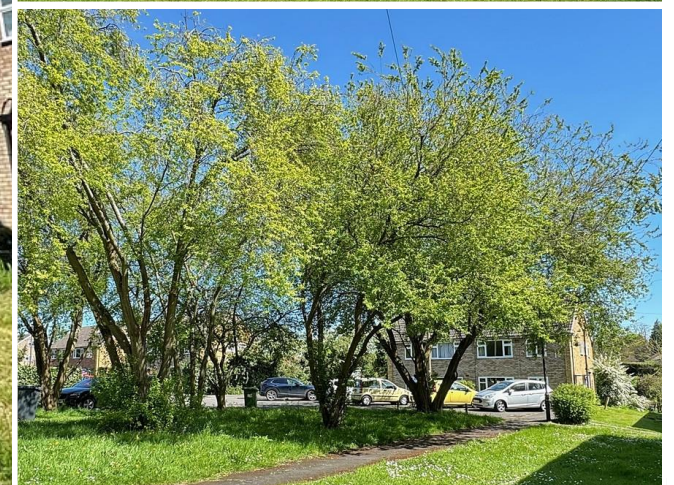




JULIE PHILPOT  
RESIDENTIAL



## 56 Denton Close | Kenilworth | CV8 1BJ

A ground floor maisonette with two bedrooms offering great scope for improvement and modernisation. The property is set at the top of this cul de sac with its own garden and a garage. The location is very popular and is within easy walking distance of Kenilworth Castle, Castle Hill and Abbey Fields. The property is also immediately available with 'No Chain' Involved.

£165,000

- Ground Floor Maisonette
- Two Bedrooms
- Garage
- Modernisation Required





## Property Description

### DOOR TO

### ENTRANCE HALL

With useful understairs storage cupboard, and airing cupboard housing hot water cylinder.

### BATHROOM

With panelled bath, w.c., and pedestal wash basin. Ceramic tiling.

### LOUNGE/DINER

14' 2" x 10' 9" (4.32m x 3.28m)

Having views to the front and open green area with mature trees, good size room and telephone point.

### BEDROOM ONE

12' 4" x 10' 0" (3.76m x 3.05m)

Having views over the rear garden.

### BEDROOM TWO

10' 7" x 6' 3" (3.23m x 1.91m)

Located to the front of the maisonette with views over the mature green area.

### OUTSIDE

### GARDEN

To the front of the property is an area of lawn whilst to the rear is a gate that leads to the garden of number 56. The garden is very attractive with a sunny west facing aspect, an area of lawn and mature shrubbery borders. A super sunny position.

### GARAGE

There is a garage which is located in a block close by.

## TENURE

The property has a 125 year Lease dating from 1993. E & J Estates are the managing agents. The Ground Rent is £26.00 per year for the garage and £25.00 per year for the maisonette.



## Tenure

Leasehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

### Energy rating and score

This property's energy rating is D. 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		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

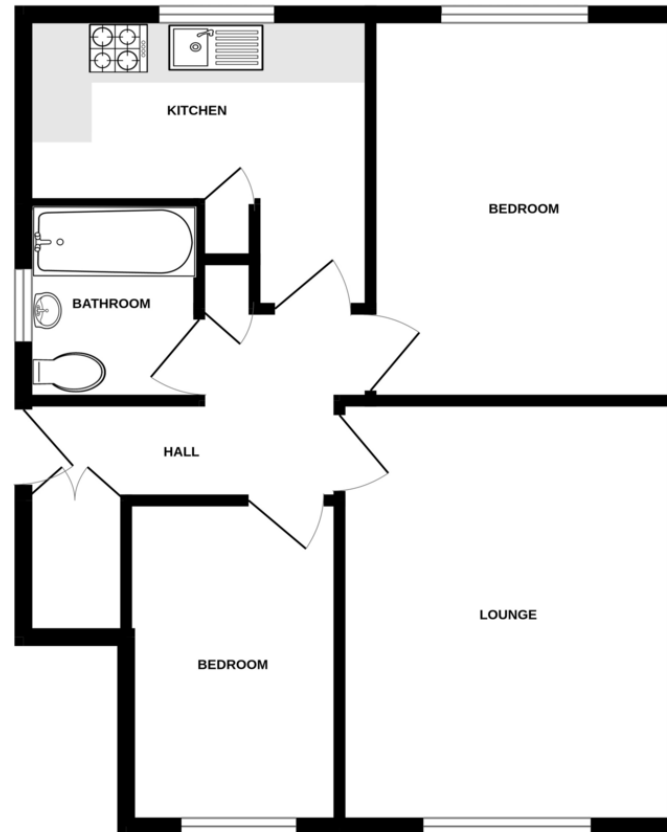
The graph shows this property's current and potential energy rating.

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



Made with Metropix ©2024

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.