



JULIE PHILPOT  
RESIDENTIAL



## 10 Castle Green | Kenilworth | CV8 1NE

A very pretty Grade II listed, 16th Century cottage set within the conservation area on Castle Green with the most fabulous direct views of Kenilworth Castle and the green. This delightful cottage, with two double bedrooms and two bathrooms, is also light and airy throughout and has a spacious feel with the added benefit of many original exposed beams as well as a modern refitted kitchen and gas central heating. To the outside is a very attractive and sunny rear garden, there is on road parking with permits available.

£329,950

- NO CHAIN INVOLVED
- 16th C Cottage With Castle Views
- Two Double Bedrooms
- Two Bathrooms
- Garden To Rear





## Property Description

### **DOOR TO**

### **ENTRANCE LOBBY**

Having inset matwell and door to:

### **OPEN PLAN LOUNGE/DINER**

18' 10" x 17' 1" (5.74m x 5.21m)

With Castle views, original beams, radiator, telephone point and inglenook style fireplace with slate hearth. In dining area is a radiator and space for dining table and chairs.

### **KITCHEN**

13' 9" x 7' 2" (4.19m x 2.18m)

A modern fitted kitchen with additional utility area having space for washing machine, worktop with cupboard over and tall broom cupboard. In the kitchen is a stainless steel sink unit, range of cupboard and drawer units with matching wall cupboards, four ring gas hob with extractor over and tiled floor. The white goods in the kitchen are included within the sale price. From the kitchen is a large window with rear garden views.

### **HALLWAY LOBBY**

With door to side/rear entrance, tiled floor and door to:

### **GROUND FLOOR BATHROOM**

With panelled bath, pedestal wash basin, w.c., shaver point and radiator. Complementary fully tiled walls.

### **FIRST FLOOR LANDING**

A spacious, light and airy landing with Velux window wall light point, radiator and space for storage.

### **DOUBLE BEDROOM ONE**

15' 9" x 8' 9" (4.8m x 2.67m)

Having wonderful Castle views, radiator, original beams and two wall light points.

## DOUBLE BEDROOM TWO

15' 1" x 9' 7" (4.6m x 2.92m)

With rear garden views, radiator and built in storage cupboard. The vintage freestanding wardrobe is included within the sale price.

## FIRST FLOOR SHOWER ROOM

With a corner shower enclosure, pedestal wash basin, w.c. and radiator. Shaver point, extractor fan and complementary tiling.

## OUTSIDE

A shared pedestrian access to the side leads to the pretty cottage style garden for number 10 which has an area of lawn with mature and well stocked shrubbery borders, stone chippings, feature sandstones and garden shed.

## OUTSIDE STORE

A brick built store is by the back door and is where the wall mounted Worcester combination boiler is located.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

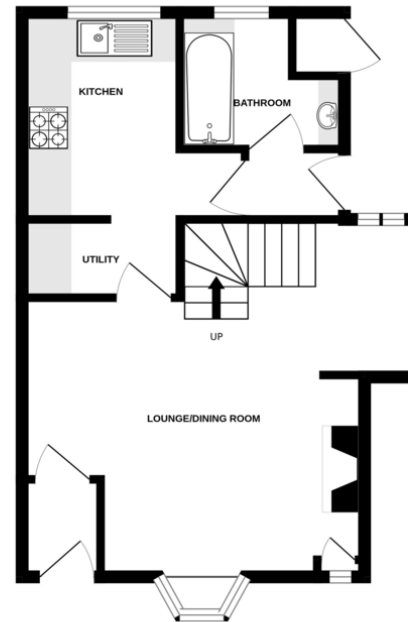
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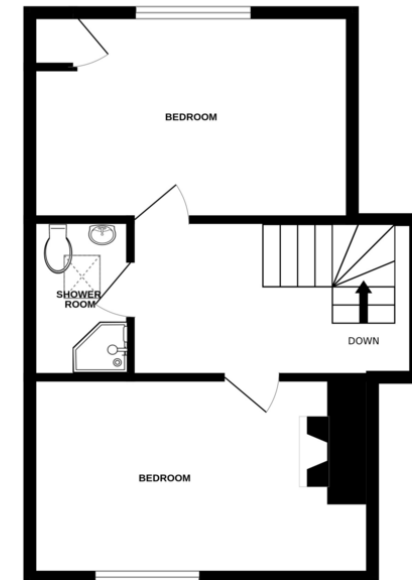
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GROUND FLOOR



1ST FLOOR



EPC EXEMPT

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