



JULIE PHILPOT
RESIDENTIAL



29 Castle Road | Kenilworth | CV8 1NG

A great opportunity to purchase a spacious cottage with two bedrooms, three reception rooms and garage to the rear within this exclusive and convenient setting adjacent to Kenilworth Castle with open countryside and local footpaths on the doorstep as well as the town centre, train station and the excellent social and shopping amenities of the town all being within easy walking distance. The property requires full renovation and improvement.

£250,000

- No Chain Involved
- Great Modernisation Project
- Two Bedrooms
- Two Bathrooms



Property Description

DOOR TO

LOUNGE

14' 4" x 11' 6" (4.37m x 3.51m) Into Bay
Having open fire, built in storage cupboards and picture rail.

DINING ROOM

15' 6" x 12' 5" (4.72m x 3.78m)
With fireplace and staircase to first floor. Open access to:

KITCHEN

8' 3" x 8' 1" (2.51m x 2.46m)
Having a range of cupboard and drawer units, matching wall cupboards and space for tall fridge/freezer. Space and plumbing for washing machine and electric cooker. Door to:

INNER LOBBY

CLOAKROOM

Having w.c., pedestal wash basin and electric wall mounted panel heater.

SHOWER-ROOM

With access from inner lobby having Mira shower, tiling and shower curtain rail.

GARDEN ROOM

12' 2" x 10' 3" (3.71m x 3.12m)
Having quarry tiled floor, night storage heater, patio door and vaulted ceiling.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

11' 9" x 11' 6" (3.58m x 3.51m)
With front garden views.

BEDROOM TWO

12' 0" x 6' 8" (3.66m x 2.03m)
Located to the rear of the property.

BATHROOM

8' 2" x 5' 7" (2.49m x 1.7m)

With bath, w.c, and pedestal wash basin.

OUTSIDE

FRONT GARDEN

The cottage is set well back from the road with a mature and well stocked front garden having lawn and well established shrubbery borders. A gate and path provides access to the cottage.

REAR GARDEN

The rear garden is mature and well stocked with lawn and shrubs.

GARAGE

17' 2" x 8' 5" (5.23m x 2.57m)

To the rear of the cottage is a single sectional garage. Access to the rear is from the driveway that is accessed from Castle Road by the red post box.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

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

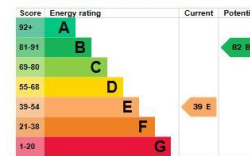


Made with Metropix ©2024

Energy rating and score

This property's energy rating is E. It has the potential to be B.

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



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