



JULIE PHILPOT
RESIDENTIAL



20 Forge Road | Kenilworth | CV8 2HR

A well planned three bedroomed end terraced property with a nice size low maintenance garden to the rear, driveway parking for two cars to the front and three bedrooms. This property provides easy living, is a good size and benefits from a spacious lounge, kitchen/diner and conservatory. The location is a no through road with the entrance to Kenilworth Common very close by, perfect for dog walking. The town centre and Abbey Fields is also within walking distance.

£325,000

- Viewing Essential
- Three Bedrooms
- Driveway Parking For Two Cars
- Lounge, Kitchen/Diner & Conservatory



Property Description

ENCLOSED PORCH

With door to

LOUNGE

17' 4" x 14' 4" (5.28m x 4.37m)

A light and airy room with afternoon sunshine, laminate flooring, understairs storage space and storage cupboard. Feature fireplace with living flame gas fire and radiator.

KITCHEN/BREAKFAST ROOM

17' 4" x 8' 8" (5.28m x 2.64m)

Having a range of cupboard and drawer units, round edged worksurfaces, Indesit electric slot in cooker and space for tall fridge/freezer. The hand painted freestanding dresser unit is also included within the sale. Space for dining table and chairs. Double doors to

CONSERVATORY

16' 0" x 9' 5" (4.88m x 2.87m)

This is a multi functioning room at present the owners use it as their dining room and also to the side is a utility area with space and plumbing for washing machine and space for a tumble dryer with worktop storage over. Ceiling light/fan and door to garden.

FIRST FLOOR LANDING

An added benefit to this design of property is the full width built in landing storage providing plenty of storage space and a further cupboard houses the Worcester gas boiler.

BEDROOM ONE

11' 3" x 10' 1" (3.43m x 3.07m)

Having built in wardrobes with high level storage over plus additional built in store cupboard with drawers under. Radiator and a nice view to the front towards the allotments and common.

BEDROOM TWO

10' 3" x 8' 9" (3.12m x 2.67m)

With radiator, rear garden view, built in wardrobe and additional built in store cupboard with drawers under.

BEDROOM THREE

8' 4" x 6' 9" (2.54m x 2.06m)

With radiator and nice views.

BATHROOM

6' 9" x 5' 8" (2.06m x 1.73m)

Having panelled bath with shower and curtain rail over. Pedestal wash basin, w.c. radiator and fully tiled walls.

OUTSIDE

PARKING

There is driveway parking to the front of the property for two cars.

REAR GARDEN

A gate and path at the side of the property leads to the rear garden which has stone chippings for low maintenance with a side shrubbery border and two sheds. Fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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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

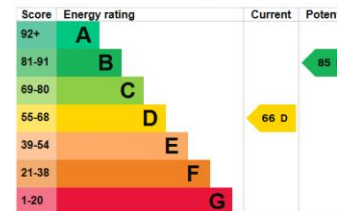


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Energy rating and score

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

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



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