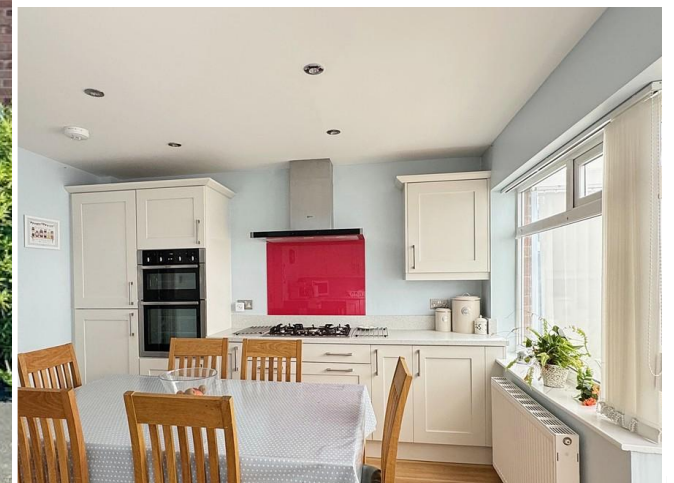




JULIE PHILPOT
RESIDENTIAL



4 Churchill Avenue | Kenilworth | CV8 2ND

£295,000

A well planned property having been greatly refurbished and improved by the present seller since occupation to include re-wiring, replacement kitchen, newly plastered internal walls, full redecoration, new flooring and new carpeting plus the creation of additional and useful built in storage. The property has a super open plan kitchen/diner with plenty of storage and space for eating along with double door access that leads to the lounge as well as direct access to the conservatory. In addition are three bedrooms a ground floor cloakroom and attractive sunny easily maintained garden.

- Modern Terraced Home
- Three Good Size Bedrooms
- Modern Re-Fitted Kitchen/Diner
- Easily Maintained Garden



Property Description

DOOR TO

ENTRANCE HALL

Having professionally installed and very useful understairs storage, further built in cloaks cupboard, smoke detector and radiator.

CLOAKROOM

With w.c., corner wash basin and complementary Mosaic tiling to splashback.

LOUNGE

14' 6" x 11' 2" (4.42m x 3.4m)

A very nice room with radiator, wall mounted contemporary electric fire, tv aerial connection and double doors providing direct access to:

RE-FITTED KITCHEN/DINER

17' 5" x 12' 2" (5.31m x 3.71m)

This is a very spacious kitchen/diner having an extensive range of professionally fitted painted cupboard and drawer units, deep pan drawers and with matching wall cupboards all providing plenty of storage. Single drainer stainless steel sink unit, space and plumbing for washing machine and space for further freestanding under counter appliance, tall integrated fridge/freezer, Neff five burner gas hob with Neff extractor hood over and contemporary glass splashback. Neff wall mounted double oven with cupboards above and below. Extensive complementary worktops providing plenty of food preparation space. Ceiling downlights and cupboard housing Vaillant gas boiler. Door to:

CONSERVATORY

10' 3" x 9' 0" (3.12m x 2.74m)

With door to rear garden, ceiling light/fan and radiator.

FIRST FLOOR LANDING

With built in linen storage cupboard having fitted shelving and radiator. Access to roof storage space.

BEDROOM ONE

12' 5" x 11' 6" (3.78m x 3.51m)

Having a wall to wall range of professionally fitted wardrobes with central drawer unit and wall mounted mirror. Radiator.

BEDROOM TWO

11' 7" x 11' 6" (3.53m x 3.51m)

A second double room with radiator.

BEDROOM THREE

8' 8" x 8' 4" (2.64m x 2.54m)

A good size third bedroom with built in wardrobe and radiator.

BATHROOM

Having panelled bath with mixer tap/shower attachment over and glazed shower screen. Vanity wash basin with cupboard under and concealed cistem w.c. Fully tiled walls, shaver point and heated towel rail.

OUTSIDE

FRONT GARDEN

There is an area of lawn to the front of the property.

A shared access to the side leads to the:

REAR GARDEN

From the side pathway a gate leads into the rear garden that is easy to maintain with paved seating areas plus a shed and brick built store.



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

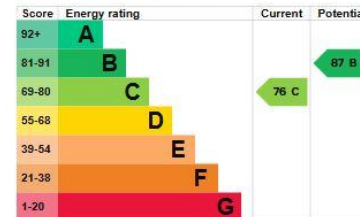


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Energy rating and score

This property's energy rating is C. 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