



JULIE PHILPOT
RESIDENTIAL



23 Bertie Road | Kenilworth | CV8 1JP

£533,500

An attractive, extended 1930's detached town centre home with driveway parking for two cars and the added benefit of a large and sunny south west facing rear garden. The property benefits from a ground floor rear extension and modern kitchen with two generous size reception rooms and three nice size bedrooms. A super town centre property which must be viewed to be fully appreciated. The location is ideal for all the town's social, shopping and transportation facilities.

- Extended Detached Property
- Large, Sunny, South West Facing Garden
- Driveway Parking
- Superb Town Centre Location



Property Description

ENCLOSED PORCH

With door to:

ENTRANCE HALL

Having understairs storage cupboard and staircase to first floor. Door to:

SITTING ROOM

12' 6" x 11' 5" (3.81m x 3.48m) Into Bay

With two wall light points, fitted shelving, radiator and walk in bay window.

EXTENDED LOUNGE/DINING ROOM

24' 2" x 10' 9" (7.37m x 3.28m)

A large lounge/diner with two radiators, feature fireplace with fitted gas fire, two wall light points and access into the dining area where there are two further light points, two velux skylights and patio doors providing direct access to the sunny rear garden.

EXTENDED KITCHEN/BREAKFAST ROOM

21' 1" x 7' 3" (6.43m x 2.21m)

Having an extensive range of modern cupboard and drawer units with matching wall cupboards, worksurfaces and a built in breakfast bar. Space for tall fridge/freezer, wall mounted double oven with cupboard above and pan drawers below and Siemens four ring electric hob. Space and plumbing for washing machine and space for tumble dryer. Door to:

SIDE EXTENSION

30' 5" x 6' 5" (9.27m x 1.96m)

A really useful covered side extension with double glazed entrance door to the front and French doors that lead to the rear garden. This area provides great storage space and has the added benefit of a cloakroom with w.c. and wash basin. The Vaillant gas boiler is located in this space.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

11' 9" x 10' 5" (3.58m x 3.18m) Into Bay

With laminate wood flooring, radiator and wall to wall range of built in wardrobes.

BEDROOM TWO

14' 3" x 10' 0" (4.34m x 3.05m)

A lovely second double bedroom located to the rear of the property with garden views. Radiator and two built in double wardrobes.

BEDROOM THREE

11' 1" x 7' 1" (3.38m x 2.16m)

With rear garden views and radiator.

BATHROOM

Having panelled bath with shower and curtain rail over. Vanity wash basin with double cupboard under and concealed cistern w.c., shaver point.

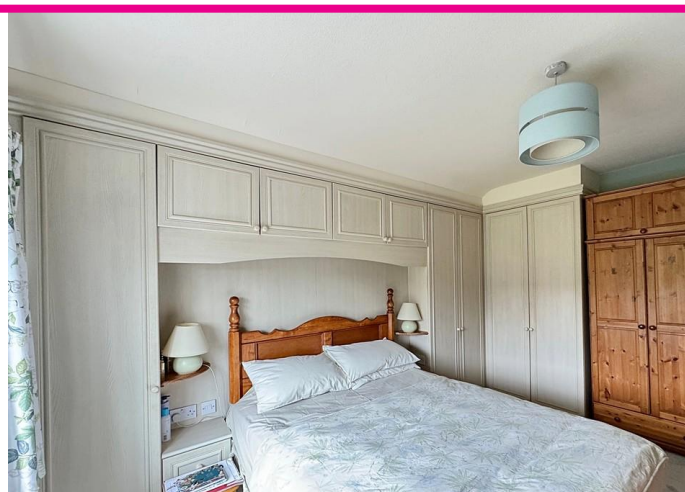
OUTSIDE

PARKING

To the front of the property is driveway parking with a mature hedge forming the front boundary.

REAR GARDEN

The delightful and mature rear garden is a special feature to the property enjoying a sunny and sought after south west facing aspect and an abundance of well established plants and shrubs. There is also a large patio area which is perfect for outdoor relaxation and dining and an area of lawn and to the rear is a kitchen/vegetable garden with trellis screening and shed.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

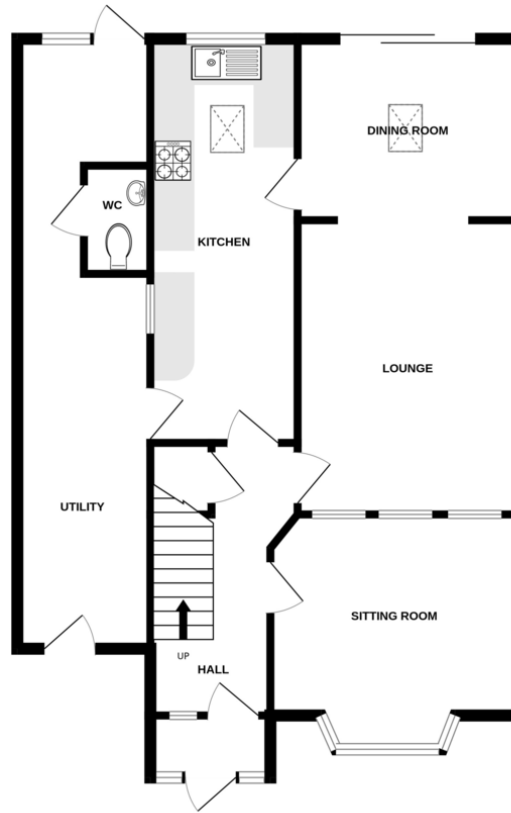
T: 01926 257540

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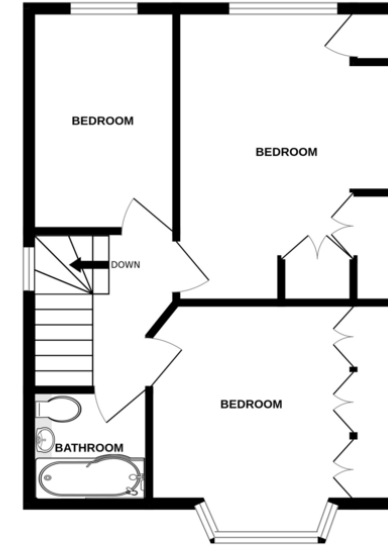
W: www.juliephilpot.co.uk

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

GROUND FLOOR



1ST FLOOR



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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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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