



JULIE PHILPOT
RESIDENTIAL



37 Wincote Close | Kenilworth | CV8 2QE

£359,500

A well planned detached bungalow in this quiet residential location conveniently placed for local shops, park and the town centre all within easy walking distance. The property also benefits from driveway parking, a garage and sunny south west facing rear garden. There is a nice lounge with bay window, recently replaced modern kitchen being a good size and a shower room/ wet room. The double bedroom is located to the rear as well as the second bedroom which can be used as a dining room or craft room.

- No Chain Involved
- Viewing Essential
- Modern Re-Fitted Kitchen
- Convenient Location



Property Description

DOOR TO

ENTRANCE HALL

With radiator, built in storage cupboard and smoke detector. Access to roof storage space.

LOUNGE/DINER

17' 8" x 10' 9" (5.38m x 3.28m)

With dual aspects, feature fireplace, radiator and bay window.

MODERN REFITTED KITCHEN

10' 4" x 8' 8" (3.15m x 2.64m)

A nice and modern refitted kitchen having a range of light grey painted cupboard and drawer units with matching wall units and contrasting worktops.

Electric wall mounted double oven, four ring electric hob with extractor hood over and sink unit.

Integrated appliances to include slimline dishwasher, fridge, freezer and washing machine.

SHOWER ROOM/WET ROOM

A modern wet room with shower and curtain rail, vanity wash basin with cupboard under, w.c. heated towel rail and extractor fan. Complementary tiling.

DOUBLE BEDROOM ONE

12' 3" x 10' 9" (3.73m x 3.28m)

Having a range of built in wardrobes, radiator and rear garden views.

DINING ROOM/BEDROOM TWO

8' 9" x 7' 5" (2.67m x 2.26m)

This room provides flexibility for use, it can be a dining room or a hobby/craft room or a single bedroom. Built in storage cupboard, radiator and door to garden.

OUTSIDE

GARDENS

The front garden has stone chippings and shrubs for easy maintenance. A gate at the side leads to the rear garden with paved patio, area of lawn and well stocked shrubbery borders. The rear garden has sunny south west aspect with timber fencing forming the boundaries. Timber Shed.

DRIVEWAY & GARAGE

There is driveway parking to the side which leads to the SINGLE GARAGE with up and over door



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

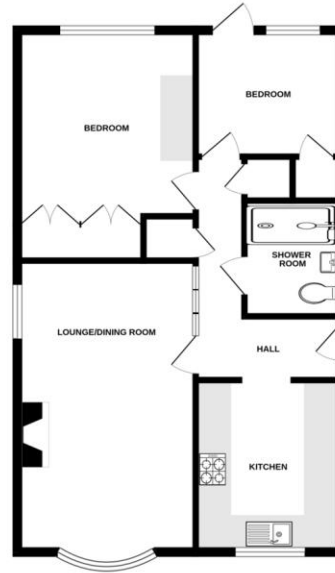
Strictly by appointment

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

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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