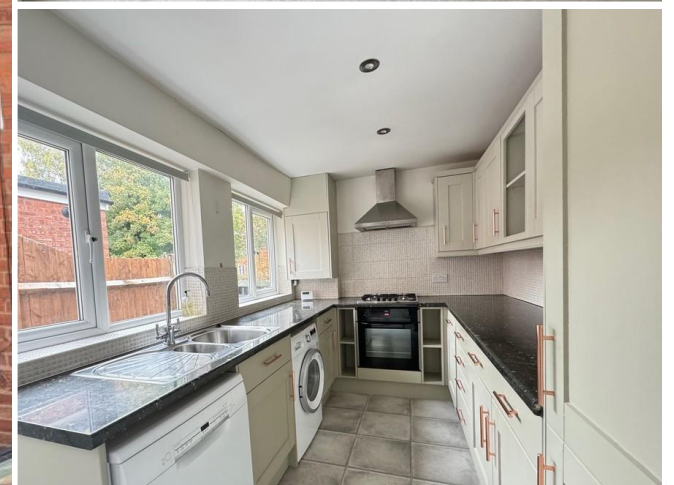




JULIE PHILPOT
RESIDENTIAL

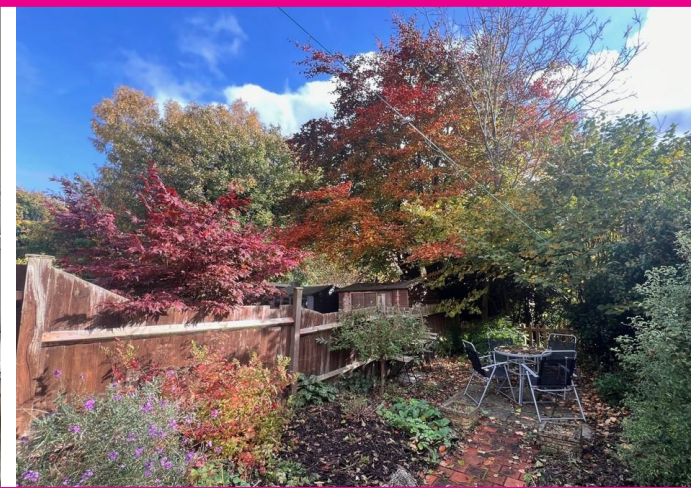


69 Henry Street | Kenilworth | CV8 2HL

A very attractive period home offering spacious accommodation with style and character along with cottage design gardens to the front and rear. The location is convenient for the town centre, Abbey Fields, shopping and social amenities as well as the train station. The accommodation includes a through lounge/diner, modern refitted kitchen, and a luxurious first floor bathroom with freestanding bath and a separate shower. The double bedroom offers excellent storage with a range of fitted wardrobes.

£239,950

- Traditional Period Property
- One Double Bedroom & Large First Floor Bathroom
- Attractive South Facing Garden
- No Chain Involved



Property Description

DOOR TO

LOUNGE/DINER

20' 0" x 12' 9" (6.1m x 3.89m)

A spacious, light and airy lounge/diner generous in size with dual aspect windows, two radiators and TV aerial connection. Ceiling coving, ceiling downlights and feature fireplace with fitted gas fire. Built in storage cupboard and further downstairs storage cupboard. Staircase to first floor and door to:

KITCHEN

12' 9" x 7' 3" (3.89m x 2.21m)

Having been recently re-fitted with an extensive range of contemporary cupboard and drawer units with matching wall cupboards including glazed display unit. Integrated gas hob with extractor hood over and electric oven under. The washing machine, dishwasher and fridge/freezer are included within the sale. Built in cupboard housing Worcester gas boiler. Ceiling downlights and complementary tiling. Side entrance door.

FIRST FLOOR LANDING

Having access to roof storage space via pull down loft ladder.

DOUBLE BEDROOM

10' 11" x 10' 8" (3.33m x 3.25m)

Having a wall to wall range of built in wardrobes having sliding doors, TV aerial connection and ceiling coving.

LARGE BATHROOM

9' 1" x 6' 6" (2.77m x 1.98m)

Having a traditional style freestanding bath with mixer tap over, w.c., pedestal wash hand basin and corner shower enclosure with curved screen door. Heated towel rail, ceiling downlights and timber wall panelling.

OUTSIDE

FRONT GARDEN

The attractive front garden has a low picket style fence with pathway leading to the front door and easily maintained borders.

REAR GARDEN

The lovely and sunny rear garden has been landscaped in an appealing cottage design with a paved path having attractive shrubbery borders that leads to a paved patio area.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

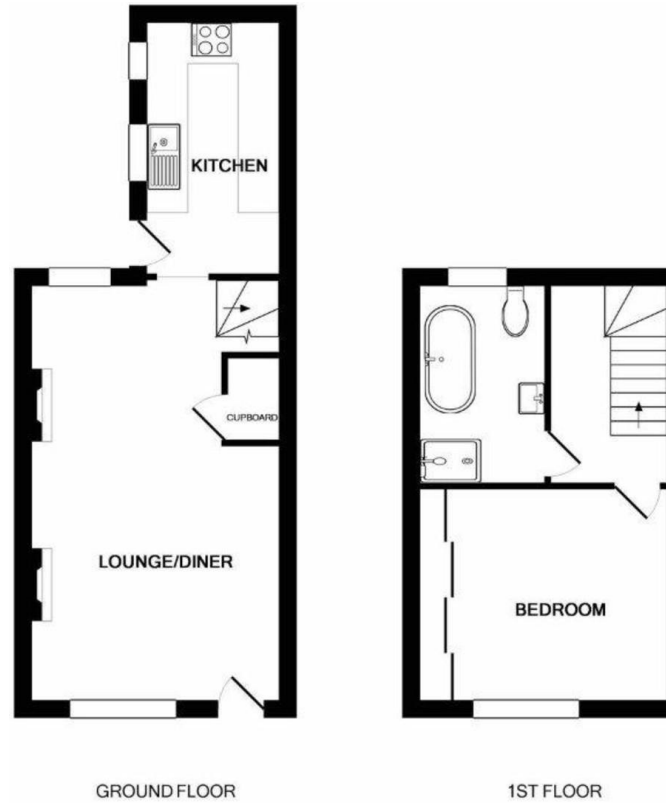
Contact Details

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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

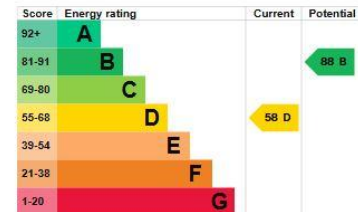


TOTAL APPROX FLOOR AREA 632 SQ FT (58.7 SQ M)
Made with Metropix ©2017

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