



JULIE PHILPOT
RESIDENTIAL



4 Millbank Mews | Kenilworth | CV8 2TX

£275,000

A well planned two bedroomed semi detached house with driveway parking and well established rear garden enjoying a high degree of privacy. The property is also immediately available with 'No Chain' Involved. The property has been freshly redecorated and with new carpets, making it ready to move straight into.

- Two Good Size Bedrooms
- Driveway Parking
- No Chain Involved
- Cul De Sac Location



Property Description

DOOR TO

ENTRANCE HALL

Having staircase to first floor and radiator.

LOUNGE/DINER

22' 7" x 10' 0" (6.88m x 3.05m)

A good size through lounge/diner with feature fireplace having an electric fire and patio doors to rear garden. Two radiators, TV aerial connection, central heating thermostat and understairs storage cupboard.

KITCHEN

7' 9" x 5' 9" (2.36m x 1.75m)

Having a range of built in cupboard and drawer units with matching wall cupboards. Contrasting round edged worksurfaces, four ring gas hob with electric oven under and stainless steel extractor hood over. Space and plumbing for washing machine and space for under counter fridge. Wall mounted Vaillant gas boiler and complementary tiling.

FIRST FLOOR LANDING

With built in storage cupboard and access to roof storage space.

BEDROOM ONE

13' 3" x 9' 8" (4.04m x 2.95m)

A nice size double bedroom with pleasant views towards Kenilworth Common. Built in double wardrobe with sliding mirror doors. Radiator.

BEDROOM TWO

10' 7" x 8' 0" (3.23m x 2.44m)

A second double room with rear garden views and radiator.

BATHROOM

Having panelled bath with mixer tap/shower attachment over and glazed shower screen. Pedestal wash basin, w.c., radiator and complementary tiling.

OUTSIDE

GARDEN

A path and gate at the side leads to the rear garden having a paved patio area with dwarf retaining wall and a couple of steps that leads to the area of lawn. Mature shrubbery borders with timber fencing forming the boundaries.

PARKING

To the front of the property is driveway parking. There is one other allocated car parking space to the area at the side of the house.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

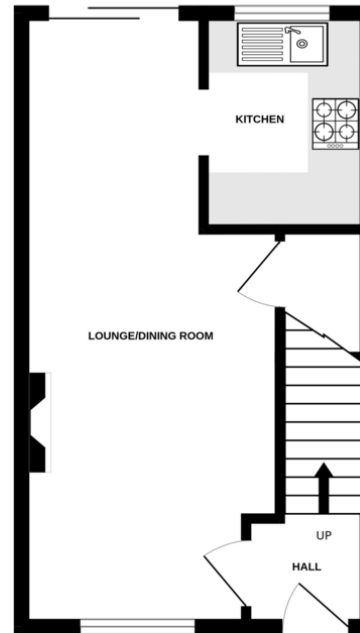
T: 01926 257540

E: sales@juliephilpot.co.uk

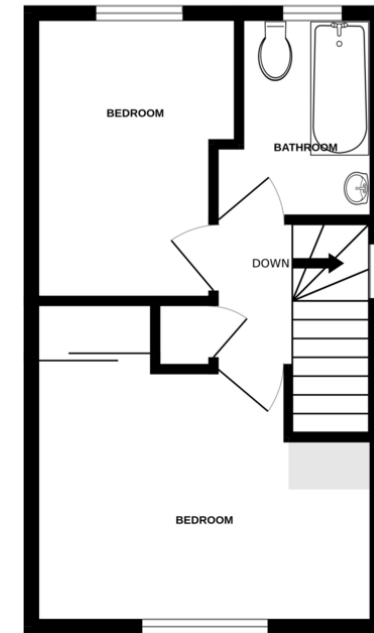
W: www.juliephilpot.co.uk

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



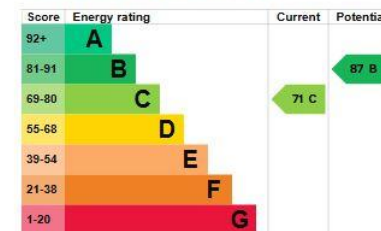
1ST FLOOR



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