



JULIE PHILPOT  
RESIDENTIAL



## 12 Willoughby Avenue | Kenilworth | CV8 1DG

A great opportunity to purchase a traditional 1960's semi detached house within walking distance of Clinton Primary School, the town centre, open countryside, Castle Farm and Abbey Fields - an ideal location. This family home benefits from three bedrooms, gardens and garage and is on the market for the first time since the family purchase in the early 1960's. The property offers scope for further improvement and extending if so desired.

£410,000

- No Chain Involved
- Highly Sought After Location
- Three Bedrooms
- Scope For Extending & Further Modernisation



## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

With radiator and smoke detector.

### **LOUNGE/DINER**

25' 9" x 11' 7" (7.85m x 3.53m)

Having bay window, two radiators, patio doors to rear garden and a modern feature fireplace with electric fire as fitted.

### **KITCHEN**

15' 4" x 9' 0" (4.67m x 2.74m)

With a range of cupboard and drawer units plus matching wall cupboards and single drainer sink unit. Four ring gas hob with electric cooker and extractor hood over. Space for under counter appliances and space and plumbing for washing machine. Door to rear lobby with store room and ground floor cloakroom with w.c. Door to rear garden.

### **STAIRCASE TO FIRST FLOOR LANDING**

With access to roof storage space having pull down loft ladder.

### **BEDROOM ONE**

14' 0" x 10' 6" (4.27m x 3.2m)

Located to the front of the property with radiator and built in wardrobes.

### **BEDROOM TWO**

11' 4" x 10' 6" (3.45m x 3.2m)

With rear garden views, radiator and built in wardrobes. Airing cupboard housing Worcester gas combination boiler.

### **BEDROOM THREE**

9' 7" x 6' 8" (2.92m x 2.03m)

With radiator and built in wardrobe.

### **BATHROOM/SHOWER ROOM**

8' 1" x 6' 8" (2.46m x 2.03m)

Having large walk in shower, pedestal wash basin, w.c., fully tiled walls and radiator. Built in storage cupboard.

### **OUTSIDE**

#### **FRONT GARDEN**

#### **REAR GARDEN**

The sunny rear garden has a paved patio and a path leading to a further seating area, area of lawn and shrubbery borders. Greenhouse and timber shed. Timber fencing forms the boundaries.

### **SINGLE GARAGE**

With up and over door and light.

### **PARKING**

There is ample driveway parking to the side of the property for several vehicles.

### **FIXTURES AND FITTINGS**

The carpets, curtains and light fittings are included in the sale price.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

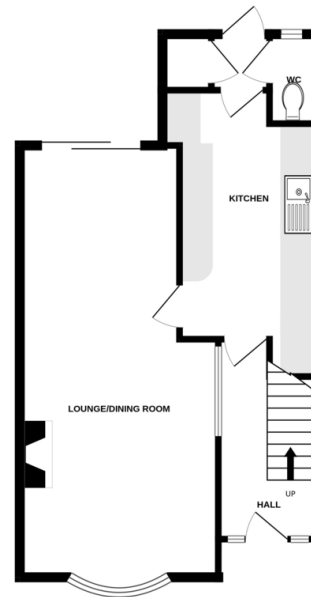
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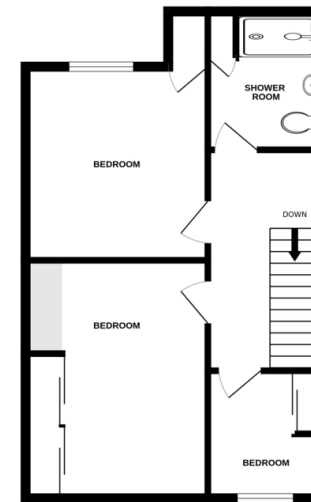
**W:** www.juliephilpot.co.uk

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 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		85 B
69-80	C	72 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