



JULIE PHILPOT  
RESIDENTIAL



## 6 Scott Road | Kenilworth | CV8 1GG

£315,000

A well planned and well presented mid terraced property with three bedrooms and driveway parking to the front. The property has been improved with a recently refitted modern kitchen plus a dining room. The blinds have been professionally fitted by Hilary's blinds and those to the front are 'day and night' blinds. There is also an attractive rear garden and to the front the added benefit of a driveway plus further garden. This much loved family home is on the market for the first time and can only be appreciated by viewing.

- Three Bedrooms
- Modern Recently Refitted Kitchen
- Separate Dining Room
- Gas Central Heating & Double Glazing





## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

With Ambiance vinyl flooring, radiator and understairs storage space.

### **LOUNGE**

18' 0" x 10' 6" (5.49m x 3.2m)

Having dual aspect windows, radiator, tv aerial connection and feature fireplace with recently fitted gas fire.

### **KITCHEN/BREAKFAST ROOM**

13' 6" x 10' 6" (4.11m x 3.2m)

Having been recently refitted with an extensive range of cupboard and drawer units with matching wall cupboards having lighting under and a further range of built in wall units which therefore provides plenty of storage space. Space and plumbing for washing machine and dishwasher, Neff four ring induction hob and Neff stainless steel extractor over. Neff electric oven with 'hide and slide' door having storage above and below. Deep pan drawers, Franke stainless steel one and a half bowl sink unit.

Contrasting worktops plus breakfast bar, Ambiance vinyl flooring, space for side by side fridge/freezer and tall grey wall mounted radiator.

### **DINING HALL**

7' 0" x 6' 9" (2.13m x 2.06m)

With downlights. This room can be a study as well. Ambiance vinyl flooring to match kitchen and hall.

### **CONSERVATORY**

13' 9" x 6' 4" (4.19m x 1.93m)

This is in more of a 'lean to' style, provides great storage space and has a worktop with cupboards and space under for appliance. Door to garden.

### **FIRST FLOOR LANDING**

With smoke detector. Access to roof storage space. Storage cupboard housing the Baxi gas boiler and further storage cupboard with fitted shelving.

### **BEDROOM ONE**

12' 0" x 10' 10" (3.66m x 3.3m)

With radiator and built in wardrobes plus storage cupboards.

### **BEDROOM TWO**

11' 1" x 10' 6" (3.38m x 3.2m)

With radiator, double wardrobe having sliding doors and a tall drawer unit to the side.

### **BEDROOM THREE**

8' 4" x 7' 6" (2.54m x 2.29m)

With radiator and built in wardrobe.

### **BATHROOM/WETROOM**

With Mira shower and curtain rail, pedestal wash basin, w.c., and fully tiled walls. Silavent extractor and wall mounted electric heater.

### **OUTSIDE**

#### **GARDENS**

To the front is an attractive border to the side with a variety of shrubs. The rear garden has several raised beds which are perfect for those who want to also have a kitchen/vegetable garden.

### **PARKING**

To the front of the property is a lay by for parking. This house has a driveway for vehicle parking.

### **FIXTURES AND FITTINGS**

The white goods are available and can be included within the sale. The carpets, curtains and professionally fitted blinds are also included.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

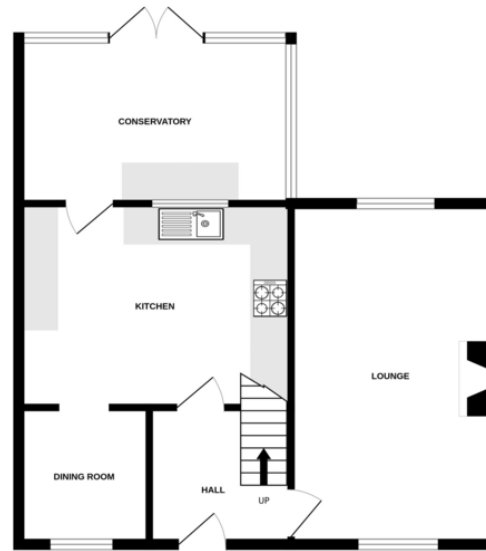
**T:** 01926 257540

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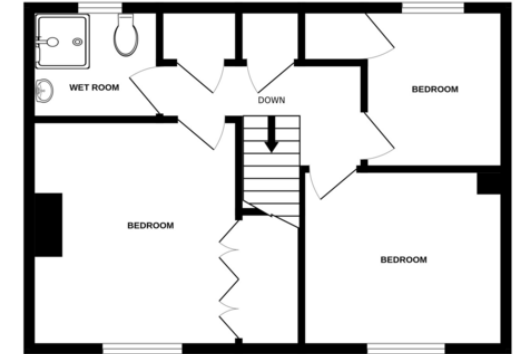
**W:** www.juliephilpot.co.uk

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

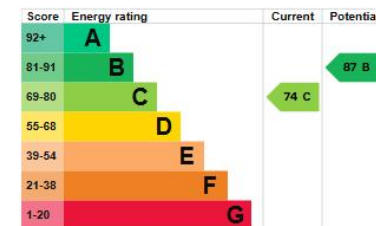


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### Energy rating and score

This property's energy rating is 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