



JULIE PHILPOT
RESIDENTIAL



10 Mortimer Road | Kenilworth | CV8 1FS

£275,000

A great opportunity to purchase a three bedroom semi detached house with generous garden, car port and parking. The property is in need of Full Renovation and Modernisation and is immediately available with 'No Chain Involved'. The location is very sought after being within easy walking distance of town, the train station, bus service, open countryside and primary school.

- Modernisation Required
- Three Bedrooms
- Great Location
- No Chain Involved



Property Description

DOOR TO

ENTRANCE HALL

LOUNGE

14' 7" x 11' 0" (4.44m x 3.35m)

With radiator

KITCHEN/DINER

18' 1" x 10' 9" (5.51m x 3.28m)

With cupboard and drawer units, space for appliances, space for dining table and chairs and side entrance door.

GROUND FLOOR CLOAKROOM

FIRST FLOOR LANDING

With access to roof storage space. Storage cupboard housing Main gas boiler.

WET ROOM/SHOWER ROOM

With w.c., pedestal wash basin and shower area with curtain rail. Fully tiled walls and wall heater.

BEDROOM ONE

14' 7" x 8' 5" (4.44m x 2.57m)

With radiator and wardrobe.

BEDROOM TWO

10' 9" x 12' 0" (3.28m x 3.66m)

With telephone point, radiator and double wardrobe.

BEDROOM THREE

7' 8" x 9' 2" (2.34m x 2.79m)

With radiator, built in single bed base and storage cupboard/wardrobe.

OUTSIDE

PARKING

To the outside is a car port and driveway parking.

GARDEN

To the rear is a generous size garden with a sunny aspect. There is an area of lawn, mature trees and shrubs and hedging borders.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

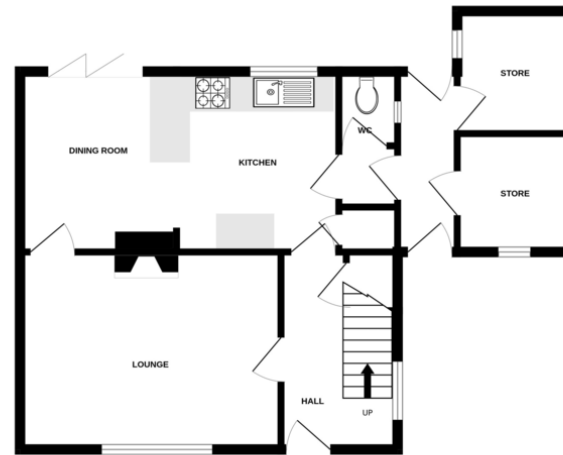
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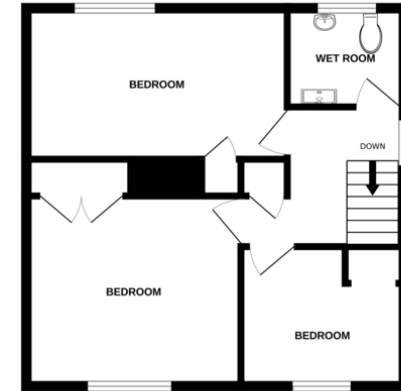
W: www.juliephilpot.co.uk

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

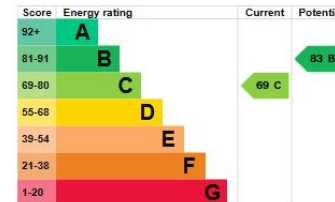


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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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