



JULIE PHILPOT
RESIDENTIAL



24 Thirlestane Close | Kenilworth | CV8 2PW

£339,000

A well positioned semi detached property benefitting from a ground floor extension, air source heat pump and solar panels. The property is in need of further modernisation and improvement but offers tremendous scope for these to take place. The location is much sought after being a quiet cul de sac well placed for the new school as well as open countryside and easy access for those needing to commute. There are three bedrooms, a lounge and dining room plus large kitchen and a ground floor cloakroom. The property is available with 'No Chain' involved.

- Scope For Modernisation
- Cul De Sac Location
- Ground Floor Extension
- South Facing Garden



Property Description

ENCLOSED PORCH

Door to

ENTRANCE HALL

With radiator, understairs storage cupboard, central heating thermostat, telephone and broadband connections.

LOUNGE

13' 2" x 10' 6" (4.01m x 3.2m)

With feature cotswold stone fireplace extending to form display area. Radiator, tv aerial connection and archway to:

DINING ROOM

10' 8" x 9' 3" (3.25m x 2.82m)

With radiator and patio doors to rear garden. Door to:

EXTENDED KITCHEN

13' 0" x 10' 8" (3.96m x 3.25m)

Having an extensive range of cupboard and drawer units with matching wall cupboards and ample worktop space. Four ring gas hob with extractor hood over, double wall oven having storage above and cupboard below plus space and plumbing for dishwasher. Space for tall fridge/freezer, undermount sink and complementary tiling. Door to:

REAR LOBBY

Having personal side entrance door, radiator and door to:

CLOAKROOM

With w.c., corner sink unit and radiator.

FIRST FLOOR LANDING

With access to roof storage space.

BATHROOM/SHOWER-ROOM

Having corner shower enclosure with curved, glazed shower screen door. Pedestal wash basin, w.c., fully tiled walls and radiator. Built in storage cupboard.

BEDROOM ONE

13' 1" x 8' 4" (3.99m x 2.54m) Exc Wardrobes

Having a range of mirror fronted wardrobes, radiator and airing cupboard housing Thermodynamic heating and vented cylinder with programmer.

BEDROOM TWO

10' 6" x 9' 4" (3.2m x 2.84m)

Having rear garden views, radiator and built in wardrobe.

BEDROOM THREE

9' 7" x 6' 4" (2.92m x 1.93m)

With radiator and built in wardrobe.

OUTSIDE

GARAGE

16' 6" x 8' 8" (5.03m x 2.64m)

Having an electric roller up and over door. Under-eaves storage, personal entrance door, light and power. Solar panel control box and LG boiler.

GARDENS

The attractive front garden has an area of lawn with borders. The rear garden enjoys a sunny south facing aspect, there is a paved pathway and patio area which is perfect for outdoor dining. A few steps lead up to the area of lawn with timber fencing forming the boundaries.

The solar panels are located on the roof and the air source heat pump is located on the patio area.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

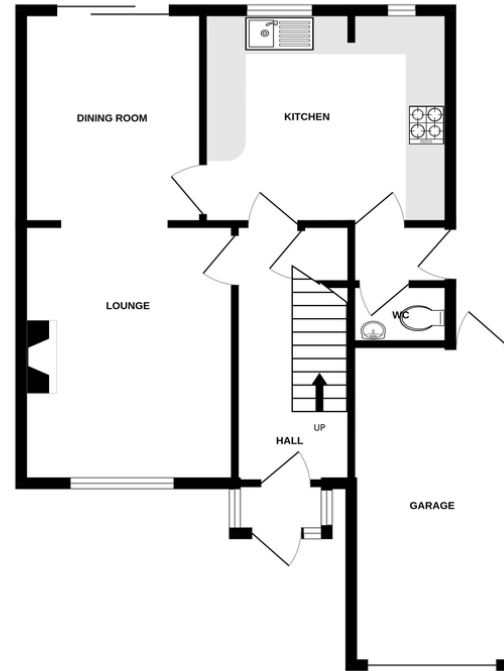
T: 01926 257540

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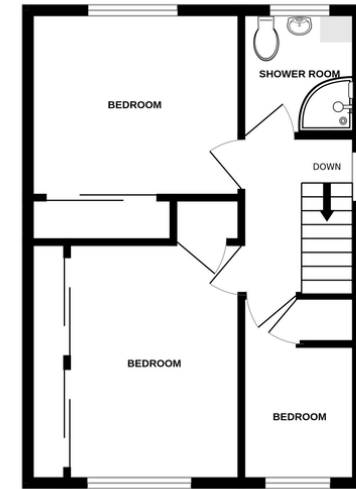
W: www.juliephilpot.co.uk

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



Rules on letting this property

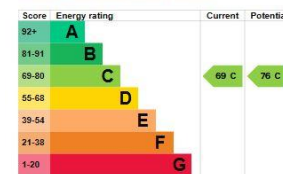
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

[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