



JULIE PHILPOT  
RESIDENTIAL



## 86 Farmer Ward Road | Kenilworth | CV8 2DN

£359,950

A traditional three bedroomed semi detached house in a popular location being within easy walking distance of the train station, town centre and primary school. The property offers great scope for modernisation and extension. The property benefits from three bedrooms, two reception rooms, garage, driveway and mature rear garden. Properties like this offer a super opportunity for a buyer to create their next dream home.

- No Chain Involved
- Scope To Extend
- Modernisation Opportunity
- Three Bedrooms



## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

With radiator.

### **CLOAKROOM**

With w.c.

### **LOUNGE**

18' 1" x 11' 9" (5.51m x 3.58m)

With laminate flooring, radiator and gas point for gas fire.

### **DINING ROOM**

10' 6" x 9' 5" (3.2m x 2.87m)

With radiator and French doors to rear garden.

### **KITCHEN**

12' 0" x 8' 4" (3.66m x 2.54m)

Having stainless steel sink, range of cupboard and drawer units, gas hob with electric oven under and matching range of wall cupboards. Door to inner lobby having store.

### **FIRST FLOOR LANDING**

With access to roof storage space. Airing cupboard having hot water cylinder.

### **BEDROOM ONE**

12' 9" x 11' 1" (3.89m x 3.38m)

With built in wardrobe and radiator.

### **BEDROOM TWO**

11' 2" x 10' 2" (3.4m x 3.1m)

With radiator and built in wardrobe.

### **BEDROOM THREE**

8' 6" x 7' 0" (2.59m x 2.13m)

With radiator and cupboard housing British Gas boiler.

## **BATHROOM**

With bath, pedestal wash basin, w.c and heated towel rail.

## **OUTSIDE**

## **SINGLE GARAGE**

There is a detached single garage with up and over door. In addition is driveway parking for several vehicles.

## **GARDENS**

The front garden has an area of lawn with dwarf walling forming the boundaries. Access at the side leads to the attractive rear garden being generous in size, mature and well stocked. There is an area of lawn and timber fencing forms the boundaries.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

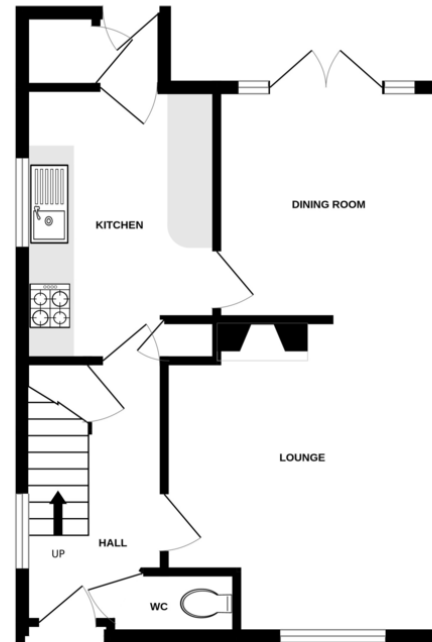
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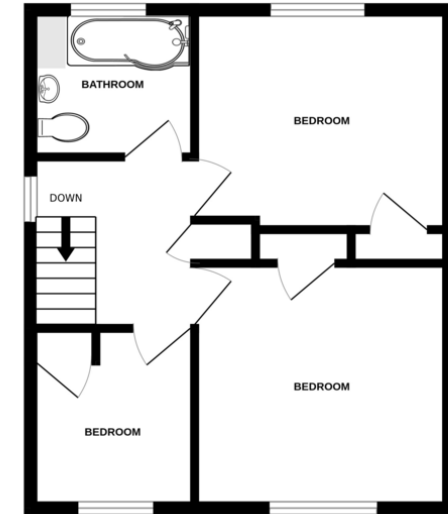
**W:** www.juliephilpot.co.uk

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



### 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		83 B
69-80	C	69 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