



JULIE PHILPOT
RESIDENTIAL



54 Henry Street | Kenilworth | CV8 2HJ

A delightful end terraced property with the added benefit of a garage to the rear. This lovely home, with three bedrooms and open plan lounge/diner is well presented, modern in style and light and airy throughout. The bathroom and kitchen have been refitted, the award winning gardens have been professionally landscaped, there are laminate floors and the location is really convenient for the town, the train station as well as local schools, shops, bus service and Abbey Fields.

£350,000

- Viewing Essential
- Attractive Gardens
- Feature Fireplace
- Garage to Rear
- Three Bedrooms



Property Description

ENCLOSED PORCH

A recent addition to the property is this enclosed porch with door to:

GENEROUS SIZE LIVING AREA

22' 0" x 17' 0" (6.71m x 5.18m)

This room is open in design with the staircase leading to the first floor, a dining area with direct access to the rear garden, a stone feature fireplace and laminate floor for easy living. Two radiators and understairs storage.

KITCHEN

8' 7" x 7' 9" (2.62m x 2.36m)

A modern kitchen with an extensive range of cupboard and drawer units and matching wall units. Round edged worksurfaces which extend to provide matching upstands. Four ring gas hob with glass splashback, stainless steel extractor hood over and electric double oven under. Cupboard housing Vaillant gas boiler. Integrated under counter fridge and freezer and Hotpoint washing machine.

FIRST FLOOR LANDING

With smoke detector and access to roof storage space.

MODERN RE-FITTED BATHROOM/SHOWER-ROOM

Having been professionally re-fitted by the Kenilworth bath store with fully tiled walls, corner shower enclosure, vanity basin unit with double cupboard under and concealed cistern w.c. Mirrored wall unit with lighting, heated towel rail and extractor fan.

DOUBLE BEDROOM ONE

11' 1" x 9' 8" (3.38m x 2.95m)

With laminate flooring and radiator.

DOUBLE BEDROOM TWO

10' 3" x 9' 9" (3.12m x 2.97m)

With laminate flooring, radiator and built in bedroom furniture. Rear garden views.

BEDROOM THREE

8' 1" x 7' 0" (2.46m x 2.13m)

With laminate flooring, radiator and built in double door storage cupboard.

OUTSIDE

GARDENS AND GARAGE

This property has the added benefit of very attractive gardens to the front and rear. The gardens have been recently and professionally landscaped to provide easy maintenance with the advantage of style and colour from shrubs and plants. There is porcelain paving to both, raised beds to the rear garden plus a wide variety of mixed plants. Water butts. Greenhouse.

There is a single garage to the rear.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

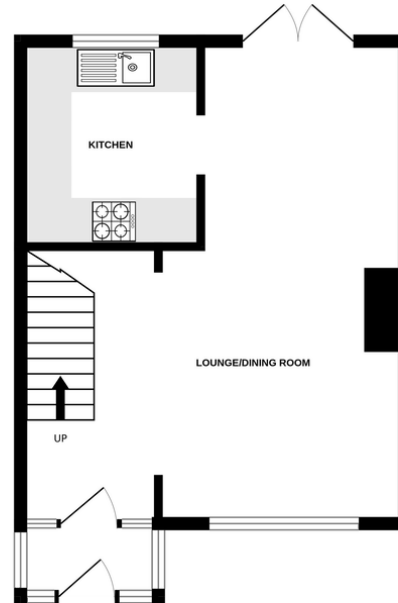
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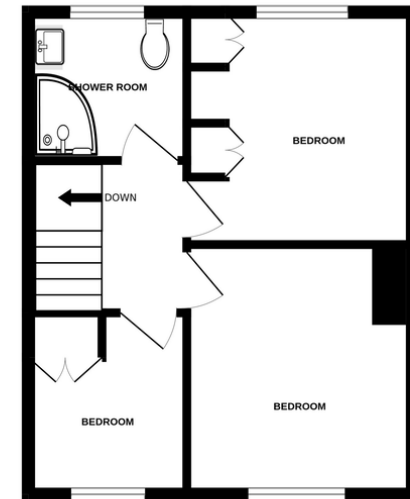
W: www.juliephilpot.co.uk

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
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



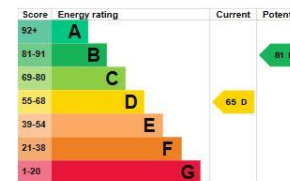
TOTAL FLOOR AREA : 743 sq.ft. (69.1 sq.m.) approx.

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Energy rating and score

This property's energy rating is D. 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 50