



JULIE PHILPOT  
RESIDENTIAL



## 12 Avenue Road | Kenilworth | CV8 1AW

A very attractive period property, with charm, quietly located in a sought after pedestrian accessed location just off Clinton lane within a short walk of Kenilworth Castle, the old High Street, Abbey Fields and open countryside. The property benefits from two separate reception rooms, three bedrooms and a modern bathroom with freestanding bath and a separate shower. The garden to the rear is larger than average, very well stocked and enjoys a high degree of privacy. There is also scope to create a larger kitchen/breakfast room within the existing footprint if desired.

£425,000

- No Chain Involved
- Three Bedrooms
- On Street Parking
- Viewing Essential



## Property Description

### DOOR TO

### ENTRANCE HALL

Having tiled floor, understairs storage cupboard, radiator and a further large full size cupboard housing gas boiler.

### LOUNGE

12' 11" x 11' 2" (3.94m x 3.4m) Into Bay

A really nice light and airy room with a large bay window, picture rail, original feature fireplace and radiator.

### DINING ROOM

12' 3" x 11' 3" (3.73m x 3.43m)

A second reception room located to the rear of the house with direct access to the rear garden. Radiator, built in storage cupboards, picture rail and fitted shelving. This room would offer the option to become open plan with the kitchen if so desired.

### KITCHEN

Having a range of cupboard and drawer units providing well planned storage. Integrated slimline dishwasher, space and plumbing for washing machine, space for tall fridge/freezer, electric oven with hob and extractor hood over. Although the kitchen is compact there is a lot of storage along with the option to extend into the current storage room to create a kitchen/breakfast room or alternatively to combine with the dining room to create an open plan kitchen/dining/living space overlooking the garden.

### STORE ROOM

With side entrance door and cloakroom with w.c plus further storage space.

## FIRST FLOOR LANDING

With access to roof storage space.

## BEDROOM ONE

11' 3" x 11' 3" (3.43m x 3.43m) Max

With stripped and polished floorboards and radiator.

## BEDROOM TWO

12' 3" x 11' 2" (3.73m x 3.4m)

Having built in wardrobes, stripped and polished floorboards, radiator and rear garden views.

## BEDROOM THREE

8' 3" x 6' 6" (2.51m x 1.98m)

With radiator.

## REFITTED BATHROOM

A lovely modern bathroom with separate shower enclosure, freestanding bath, w.c. and vanity basin with cupboard under. Complementary tiling and heated towel rail.

## OUTSIDE

The property is approached via a central pathway which provides access to all the homes in this small and private setting. There is no allocated parking but there are on street parking facilities close by.

## GARDENS

The gardens are a special feature to this home being mature and well stocked with a variety of shrubs, plants and ornamental specimen trees. The front garden has hedging to the boundaries plus a lawn, at the side is a paved path that leads to the lovely rear garden which is larger than average again is well stocked with mature plants and shrubs plus hedging and lawns. There is a patio plus a further seating area at the end of the garden.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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

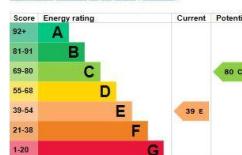


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### Energy rating and score

This property's energy rating is E. 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