

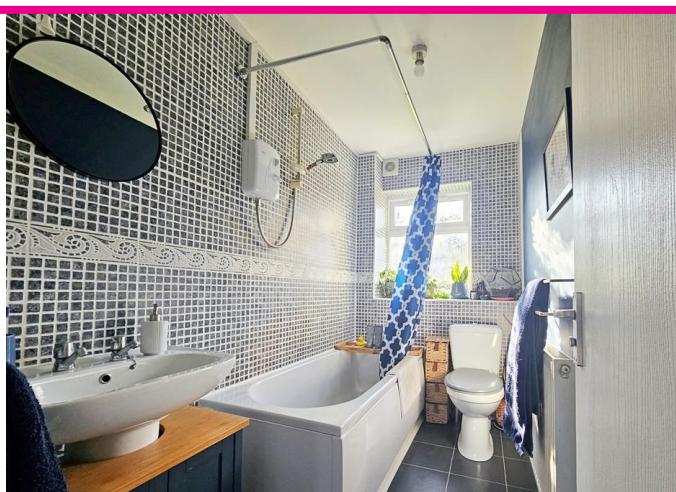


## 17 Tisdale Rise | Kenilworth | CV8 2QU

A well planned and spacious ground floor maisonette available on a 'Share of Freehold' basis. The property is well presented and benefits from with one double bedroom, a modern bathroom and kitchen, double glazing and gas central heating plus two allocated car parking spaces and its own garden. This is a lovely home in a quiet residential location with the nature reserve, social and shopping amenities all within easy reach. A super purchase for First Time Buyers, anyone downsizing or those looking for an ideal investment property.

£170,000

- Ground Floor Maisonette
- One Double Bedroom
- Two Allocated Car Parking Spaces
- Private Garden



## Property Description

### GROUND FLOOR

#### DOOR TO

#### ENTRANCE LOBBY

With wall mounted Potterton gas boiler, storage space and door to:

#### LOUNGE/DINER

13' 7" x 11' 9" (4.14m x 3.58m)

With laminate wood flooring, radiator and tv aerial connection.

### INNER HALL

Having built in storage cupboard with rail and fitted shelving.

### KITCHEN

11' 7" x 5' 3" (3.53m x 1.6m)

A well planned kitchen with a range of cupboard and drawer units and matching wall cupboards. Four ring hot with extractor hood over and electric oven under. Space and plumbing for washing machine and stainless steel sink unit.

### BATHROOM

With panelled bath having Triton electric shower and curtain rail over. Vanity wash basin and w.c. Radiator.

### DOUBLE BEDROOM

12' 2" x 9' 9" (3.71m x 2.97m)

With radiator.

## OUTSIDE

## PARKING

There are two allocated car parking spaces. One is located on the drive to the side of the garden in front of the maisonette, the other is just across the road in the car park.

## GARDEN

There is a garden area to the front of the property with an area of lawn. In addition is a further private garden for number 17 to the side with lawn, fencing and mature hedging form the boundaries.

## TENURE

The property is a Share of Freehold with an under lease held on a 999 year basis. The Ground Rent is a Peppercorn.



## Tenure

Share of Freehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

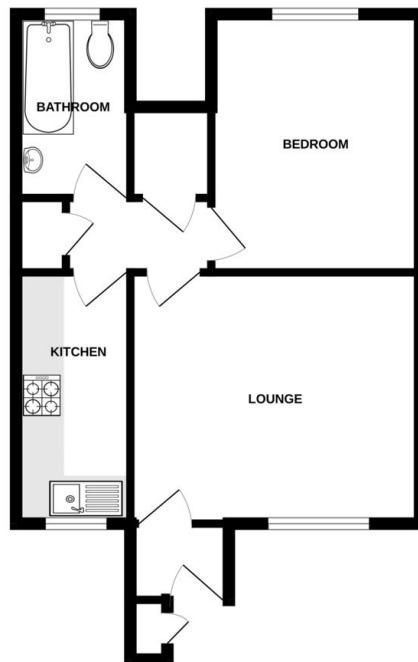
**T:** 01926 257540

**E:** [sales@juliephilpot.co.uk](mailto:sales@juliephilpot.co.uk)

**W:** [www.juliephilpot.co.uk](http://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 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

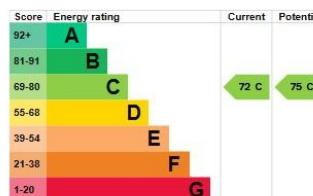


Measurements are approximate. Not to scale. Illustrative purposes only.  
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### Energy rating and score

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