



JULIE PHILPOT
RESIDENTIAL



55 Dalehouse Lane | Kenilworth | CV8 2EP

£189,500

A well planned two bedroomed ground floor maisonette with the added advantage of your own private garden which is paved for low maintenance and is ideal for outdoor summer dining. There is also a garage in a block to the rear. The Lease has over 900 years unexpired, the Ground Rent is £10.00 per year and there are no other Service Charges. The two double bedrooms are located to the front with the lounge and kitchen to the rear. The property is double glazed, has gas central heating and is immediately available with 'No Chain' involved.

- No Chain Involved
- Ground Floor Maisonette
- Garden & Garage
- Convenient Location



Property Description

DOOR TO

ENTRANCE HALL

With good size walk in storage cupboard.

BATHROOM

With panelled bath having a recently fitted Triton electric shower and curtain rail. Pedestal wash basin, w.c. and complementary tiling.

DOUBLE BEDROOM ONE

12' 1" x 9' 10" (3.68m x 3m)

Located to the front of the property. Radiator.

DOUBLE BEDROOM TWO

12' 1" x 9' 10" (3.68m x 3m)

A second double bedroom located to the front of the property with radiator.

LOUNGE/DINER

12' 5" x 12' 1" (3.78m x 3.68m)

Located to the rear of the property and having a feature fireplace with fitted gas fire, radiator and overlooking the rear garden and views towards Kenilworth Common.

KITCHEN

12' 5" x 7' 6" (3.78m x 2.29m)

With a range of cupboard and drawer units, round edged worksurfaces, space and plumbing for washing machine, space for further appliances, gas connection and space for gas cooker. Built in storage cupboard housing Baxi combination gas boiler. From the kitchen a door and a few steps leads down to the garden.

OUTSIDE

GARDENS

The maisonette has the advantage of gardens to the front and rear. The front garden has an area of lawn with mature conifers forming the front boundary. A gate and path at the side leads to the private rear garden with two timber lockable gates providing access, timber fencing forms the boundaries with this garden having been paved for low maintenance making it ideal as an outdoor BBQ and eating area.

GARAGE

There is a single garage in the block to the rear which is accessed via a private driveway. The garage has recently had new front doors fitted.

TENURE

The property is held on a long lease of 936 years. The Ground Rent is £10.00 per year and there are no Service charges.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

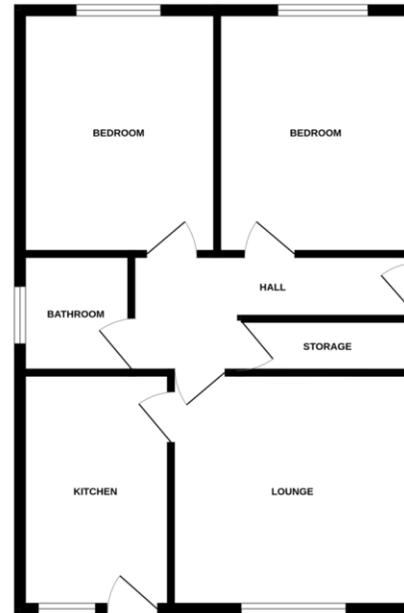
T: 01926 257540

E: sales@juliephilpot.co.uk

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

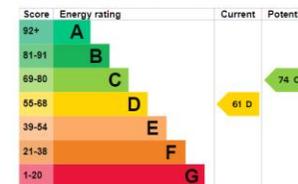


Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy rating and score

This property's energy rating is D. 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