



ESTATE AGENT
IN KENILWORTH

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RESIDENTIAL



23 Dencer Drive | Kenilworth | CV8 2QR

£349,950

A great opportunity to purchase this modern three bedroomed semi detached house immediately available with No Chain involved. The property is in an ideal location within easy walking distance of Thorns Infant School, Park Hill Junior School and Kenilworth School plus other excellent local amenities to include shops, sporting and social amenities. There are three bedrooms, a lounge, dining room, large conservatory, kitchen and modern bathroom along with a private garden and ample driveway parking.

- Sought After Convenient Location
- Three Bedrooms
- Lounge & Conservatory
- Ample Driveway Parking
- No Chain Involved



Property Description

ENCLOSED PORCH

Ideal storage space and door to

LOUNGE

13' 8" x 13' 2" (4.17m x 4.01m)

With laminate flooring, radiator, central heating thermostat, staircase to first floor and open archway to

DINING ROOM

10' 5" x 7' 3" (3.18m x 2.21m)

With radiator, laminate flooring, understairs storage cupboard, double doors to conservatory and archway to

KITCHEN

10' 4" x 6' 2" (3.15m x 1.88m)

Having a stainless steel sink unit, range of white cupboard and drawer units and matching wall cupboards. Contrasting round edged worksurfaces, space for tall fridge/freezer, space and plumbing for washing machine and space for further appliance. Four ring gas hob with extractor hood over and electric oven under. Complementary tiling and further cupboard housing Worcester gas boiler.

CONSERVATORY

12' 8" x 10' 7" (3.86m x 3.23m)

having radiator, aerial connect and double doors to the rear garden.

FIRST FLOOR LANDING

Having access to roof storage space.

BEDROOM ONE

11' 2" x 10' 7" (3.4m x 3.23m)

With radiator and built in wardrobes.

BEDROOM TWO

9' 5" x 7' 8" (2.87m x 2.34m)

With radiator and rear garden view.

BEDROOM THREE

6' 8" x 6' 6" (2.03m x 1.98m)

With radiator and rear garden view.

BATHROOM

A modern bathroom with panelled bath having fixed head and hand held shower attachment, vanity wash basin having double cupboard under, w.c., heated towel rail and mirrored door cabinet.

Complementary tiling.

OUTSIDE

PARKING

There is ample driveway parking with this property for several vehicles. A gate then leads to the

REAR GARDEN

The rear garden enjoys a high degree of privacy with an area of lawn and two patio areas.

FRONT GARDEN

The property is set back nicely from the road with an area of lawn.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

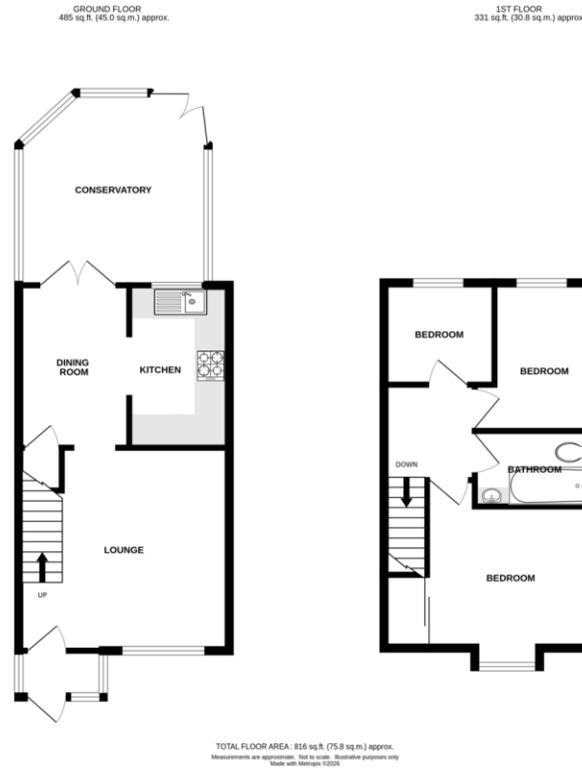
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 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