



JULIE PHILPOT  
RESIDENTIAL



## 5 Millbank Mews | Kenilworth | CV8 2TX

£275,000

A 'Chain Free' two bedroomed semi detached house with allocated car parking and the added benefits of a modern kitchen and bathroom plus a low maintenance, easily maintained south facing rear garden enjoying a high degree of privacy. The property is well planned, is in a cul de sac location which is convenient for easy access to local social and shopping amenities plus Kenilworth Common and The Greenway.

- No Chain Involved, Ready To Move Into
- Two Bedroomed Semi Detached House
- Easily Maintained Gardens
- Allocated Driveway Parking



## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

With radiator and staircase to first floor.

### **LOUNGE/DINER**

23' 2" x 10' 0" (7.06m x 3.05m)

Having dual aspects, two radiators, modern glass wall mounted electric fire and patio doors to the rear garden. TV aerial connection, broadband connection and door to the understairs storage cupboard.

### **KITCHEN**

8' x 6' (2.44m x 1.83m)

A modern fitted kitchen in white with a range of cupboard and drawer units and matching wall cupboards. Inset one and a half bowl stainless steel sink unit, space and plumbing for a washing machine and space for a tall fridge freezer.

### **FIRST FLOOR LANDING**

Having built in storage cupboard with shelving. Access to roof storage space with loft ladder. The gas boiler is located in the loft.

### **BEDROOM ONE**

13' 2" x 9' 4" (4.01m x 2.84m)

With built in double wardrobe, tv aerial connection and radiator.

### **BEDROOM TWO**

10' 8" x 7' 9" (3.25m x 2.36m)

With radiator and rear garden views.

### **BATHROOM**

8' 0" x 5' 8" (2.44m x 1.73m)

Having panelled bath with mixer tap / shower attachment and curtain rail over.

## **OUTSIDE**

### **PARKING**

There is an allocated space to the front with timber fencing to the sides.

### **FRONT GARDEN**

There is an area of lawn with a path at the side which leads to the rear garden.

## **REAR GARDEN**

The south facing garden is easily maintained being paved and perfect for the creation of a Mediterranean style garden with pots and room for outdoor al fresco dining. Timber fencing forms the boundaries.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

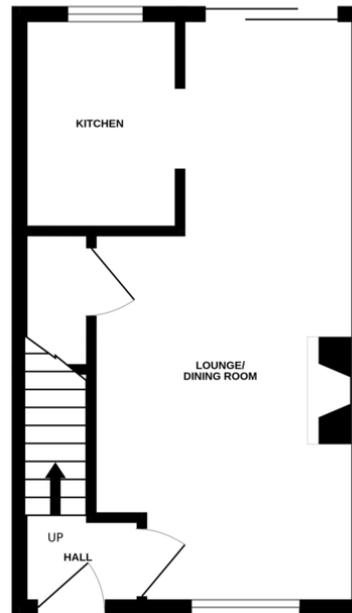
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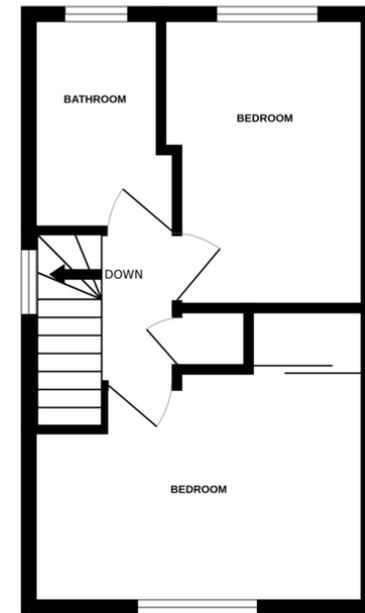
**W:** www.juliephilpot.co.uk

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



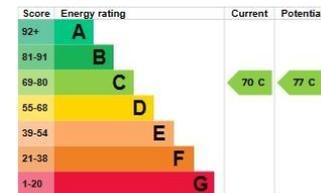
1ST FLOOR



### 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