



JULIE PHILPOT  
RESIDENTIAL

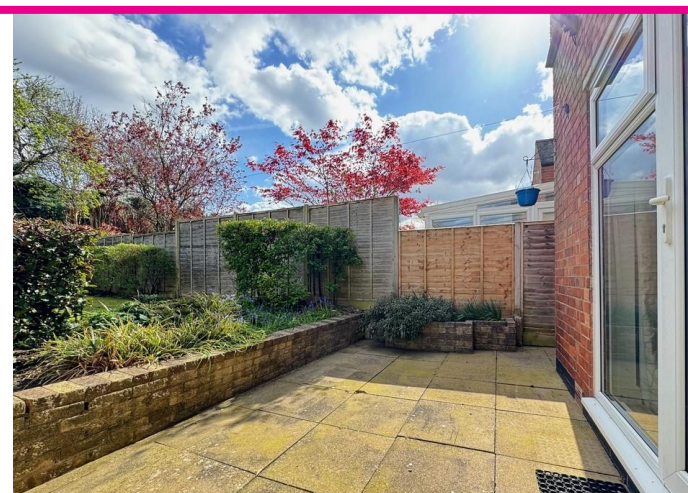


## 26 Arthur Street | Kenilworth | CV8 2HE

A large four bedroomed, three storey period property offering spacious accommodation throughout with the added benefit of driveway parking and sunny south facing rear garden. The house provides four very good size bedrooms, two modern bathrooms and a cloakroom plus gas central heating, double glazing and alarm system. The location is ideal for walking to schools, the town centre, train station and Abbey Fields. This is a super property that must be viewed to appreciate the generous size and convenient position.

£395,000

- No Chain Involved
- Four Good Size Bedrooms
- 124 sq m Internal Floor Area
- Two Bathrooms & Cloakroom



## Property Description

### **SIDE ENTRANCE DOOR TO**

### **HALLWAY**

Being 'L' shaped in design with radiator, understairs storage, central heating thermostat and built in cloaks storage cupboard.

### **LOUNGE**

12' 9" x 12' 0" (3.89m x 3.66m)

Having bay window, radiator and ceiling coving.

### **OPEN PLAN KITCHEN/DINER/FAMILY ROOM**

19' 7" x 12' 8" (5.97m x 3.86m)

Located to the rear of the property is this kitchen/diner and family room which provides great flexibility with two distinct areas.

### **KITCHEN AREA**

Having an 'L' shaped round edged worksurface, range of cupboard and drawer units and matching wall cupboards. Space for tall fridge/freezer, Siemens integrated dishwasher and Siemens integrated freezer. Space and plumbing for washing machine, four ring electric hob with Prima electric double oven under and extractor hood over. Wall mounted Vaillant gas boiler. There is a further useful worktop area with triple units under and over. Complementary tiling. From the kitchen is direct and open access into:

### **FAMILY ROOM/DINING ROOM**

With space for table and chairs or alternatively space for sofas and chairs. Radiator, tv aerial connection and 'hole in the wall' electric fire. French door provides direct access to the rear garden.

### **FIRST FLOOR LANDING**

### **CLOAKROOM**

Having w.c., radiator, complementary tiling and pedestal wash basin.

### **BATHROOM**

9' 6" x 9' 2" (2.9m x 2.79m)

A large bathroom having panelled bath and separate shower enclosure with fixed head and hand held shower attachment plus glazed shower screen and door. Pedestal wash basin with mirror and lighting over, w.c., radiator, complementary tiling and extractor fan.

### **BEDROOM ONE**

12' 6" x 10' 1" (3.81m x 3.07m)

Having feature fireplace and radiator.

### **BEDROOM TWO**

12' 7" x 10' 0" (3.84m x 3.05m)

Having rear garden views and radiator.

### **SECOND FLOOR LANDING**

### **SHOWER ROOM**

With shower having glazed screen door, pedestal wash basin and w.c. Complementary wall tiling, exposed beam and radiator.

### **BEDROOM THREE**

14' 0" x 8' 2" (4.27m x 2.49m) Excl Under Eaves

With radiator, built in wardrobe/large walk in storage cupboard and fitted shelving. Timber beam, open under eaves storage space and pleasant rooftop and garden views.

### **BEDROOM FOUR**

9' 8" x 8' 8" (2.95m x 2.64m) Excl Under Eaves

With radiator, fitted shelving, timber beam with open under eaves storage and roof top views.

### **OUTSIDE**

### **PARKING**

To the front of the property is off road parking with stone chippings and paving.

### **REAR GARDEN**

A gate and path at the side of the property leads to the attractive rear garden which has a sunny south facing aspect. There is a patio area with a path leading to the area of lawn and shrubbery borders. To the rear of the garden are two sheds. Timber fencing forms the boundaries.



# Tenure

Freehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

# Contact Details

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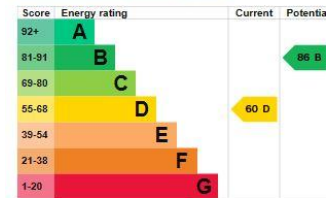
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[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