



ESTATE AGENT
IN KENILWORTH

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RESIDENTIAL



19 Rawsley Drive | Kenilworth | CV8 2NX

A well planned semi detached house in a very popular and well established residential location being sought after due to the convenience of local schools, shopping facilities, bus services and easy commuting to Leamington and Coventry. The property is well planned and benefits from three good size bedrooms, two reception rooms, modern kitchen and bathroom plus a sunny south west facing rear garden and garage with the added advantage of driveway parking for several vehicles.

£369,950

- Viewing Advised
- Well Established Location
- Three Bedrooms
- Two Reception Rooms



Property Description

DOOR TO

ENTRANCE HALL

With walnut laminate wood flooring, radiator, understairs storage and smoke detector. Central heating programmer

LOUNGE

13' 2" x 10' 7" (4.01m x 3.23m)
Having walnut laminate wood flooring, radiator and tv aerial connection. Archway to

DINING ROOM

10' 9" x 9' 3" (3.28m x 2.82m)
With walnut laminate wood flooring, radiator and French double doors to rear garden. This room can easily become open plan with the kitchen if so desired.

KITCHEN

10' 8" x 7' 4" (3.25m x 2.24m)
Having door to rear garden. Range of cupboard and drawer units, space for under counter fridge, space and plumbing for washing machine and wall mounted Intergas boiler. Slot in gas cooker as fitted with extractor hood over and range of glass fronted display wall units. This can become open plan with the dining room if that style of living is what a prospective buyer would like to achieve.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

13' 0" x 10' 3" (3.96m x 3.12m)
With radiator, good size built in storage cupboard and built in wardrobes comprising two double door units with storage over.

BEDROOM TWO

11' 0" x 9' 1" (3.35m x 2.77m)
A second double bedroom with radiator and built in double wardrobe.

BEDROOM THREE

9' 4" x 6' 4" (2.84m x 1.93m)
With radiator and built in wardrobe.

BATHROOM

Having panelled bath with mixer tap/shower attachment over and shower screen. Pedestal wash basin and w.c.

OUTSIDE

FRONT GARDEN

The front garden is mature and well established with lawn and shrubbery borders.

GARAGE AND DRIVEWAY

SINGLE GARAGE

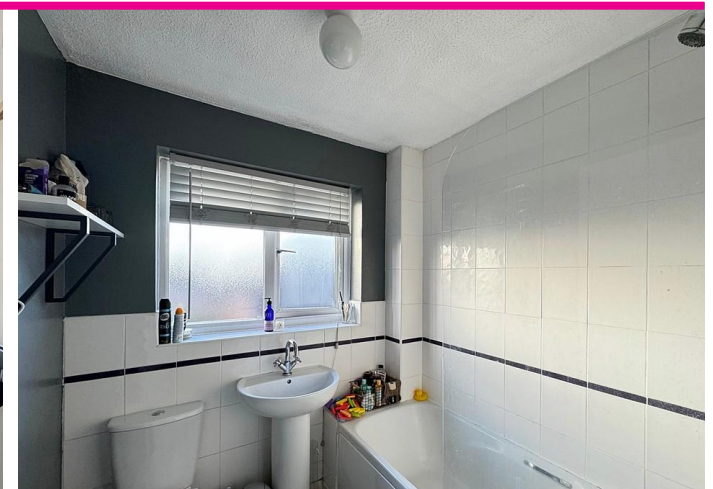
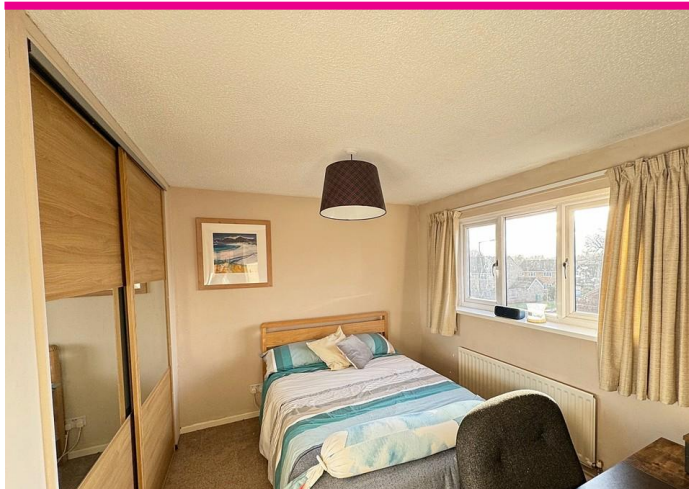
With up and over door, light, power and under eaves storage.

DRIVEWAY

From the garage is a long driveway which provides parking for several vehicles which is a big advantage to this property.

REAR GARDEN

A gate at the side leads to the sunny south west facing rear garden with paved patio, area of lawn and additional area to the rear of the garage with raised beds which are perfect for a kitchen/vegetable garden.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

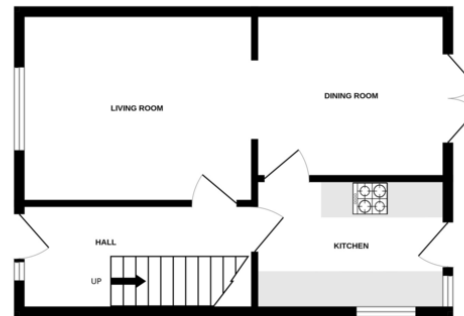
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR



1ST FLOOR

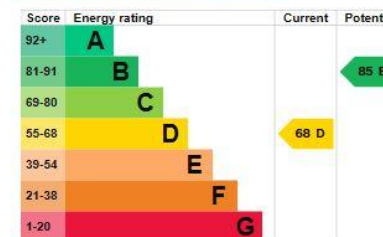


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Energy rating and score

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