



JULIE PHILPOT
RESIDENTIAL



27 Watling Road | Kenilworth | CV8 2HS

£292,000

An ideal opportunity to purchase a three bedroom semi detached house with driveway parking and a large garden. The property offers great scope for modernisation and extension, (subject to the usual permissions and consents being granted). The house has three good size bedrooms, a shower room and ground floor cloakroom plus living room, kitchen and conservatory. An opportunity not to be missed. Immediate vacant possession is available.

- No Chain Involved
- Scope For Modernisation
- Large Garden
- Scope To Extend



Property Description

DOOR TO

ENTRANCE LOBBY

With staircase to first floor.

LOUNGE

14' 3" x 13' 3" (4.34m x 4.04m)

With bay window, radiator and dado rail. Door to:

KITCHEN

13' 1" x 7' 5" (3.99m x 2.26m)

Having a range of cupboard and drawer units with matching wall cupboards, space for washing machine and space for fridge/freezer. Gas cooker and sliding door to walk in pantry with shelving and space for further appliances. Door to:

REAR LOBBY

With cloakroom having w.c. and door to:

CONSERVATORY

11' 7" x 6' 10" (3.53m x 2.08m)

With polycarbonate roof and French doors to rear garden.

FIRST FLOOR LANDING

Having access to roof storage space. Smoke detector.

BEDROOM ONE

13' 0" x 11' 2" (3.96m x 3.4m)

With radiator and door to built in wardrobe to the side recess.

BEDROOM TWO

11' 0" x 8' 0" (3.35m x 2.44m)

A second double room with rear garden views and airing cupboard housing insulated hot water cylinder.

BEDROOM THREE

7' 9" x 7' 7" (2.36m x 2.31m)

Having rear garden views. Radiator

BATHROOM/SHOWER-ROOM

With large shower enclosure, wall hanging wash basin and w.c. Complementary tiling and heated towel rail.

OUTSIDE

FRONT

The front garden has an area of lawn and well tended shrubbery borders.

PARKING

There is driveway parking to the front of the property.

REAR GARDEN

Gated access at the side leads to the outside store area and into the rear garden which is larger than average. The garden has a large paved patio and seating areas plus an area of lawn and shrubbery borders with plenty of space for a kitchen/vegetable garden too if so desired.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

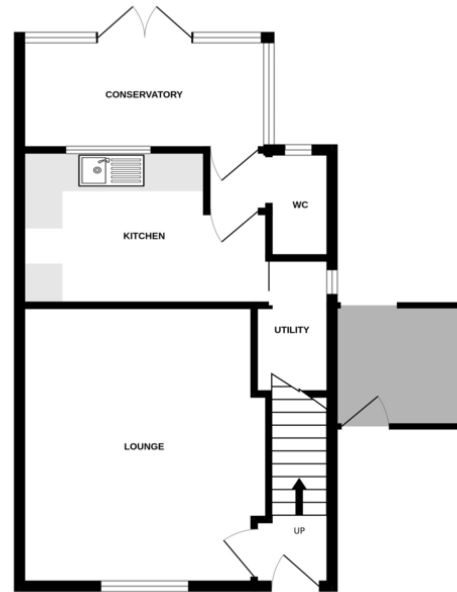
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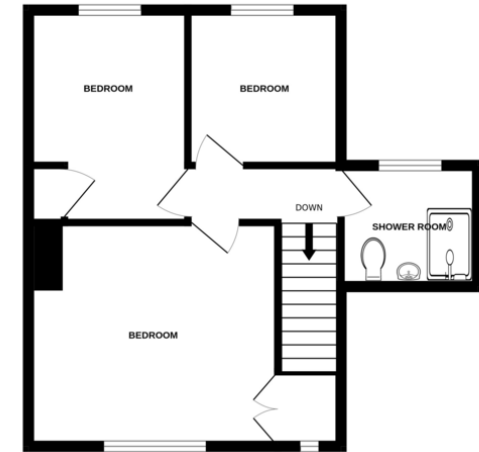
W: www.juliephilpot.co.uk

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



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Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 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