



JULIE PHILPOT
RESIDENTIAL

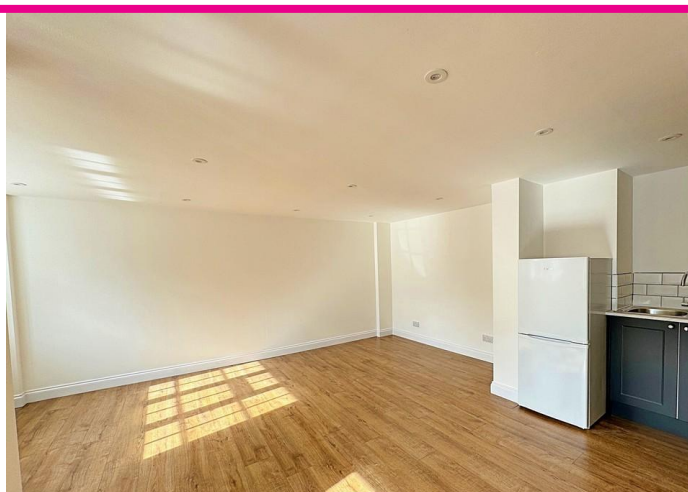


3 Holmes Court | Bridge Street | Kenilworth | CV8 1BP

£295,000

A unique property in a brilliant location opposite Abbey Fields in the old town area. The property has an allocated parking space and is available with 'No Chain' involved. The seller has redesigned and newly converted the property from the original layout in order to provide open plan ground floor living with kitchen area, plus three first floor bedrooms and bathroom. This is a super opportunity for an investment buyer, first time buyer, air bandb perhaps or anyone looking for a town centre 'lock up and leave'.

- Viewing Recommended
- Super Old Town Area Location
- Abbey Fields Opposite
- Car Parking Space
- Three Bedrooms



Property Description

PROPERTY INFORMATION

The seller has just completed the work on this unique property in order to remodel the design to provide ground floor living and three first floor bedrooms. The property also benefits from new electrics, new plumbing and gas central heating as well as complete internal and external redecoration, oak internal doors, Kardean flooring and new carpeting. The property is in a super spot, across the road from the lovely Abbey Fields and within easy walking distance of the excellent social amenities of the old High Street. The Castle and Train Station are within easy walking distance and the property is also on the main bus route to Coventry and Leamington Spa.

DOOR TO

ENTRANCE LOBBY

With staircase to first floor, radiator and broadband connection point. Oak door to:

OPEN PLAN LOUNGE/DINER/KITCHEN

17' 7" x 19' 0" (5.36m x 5.79m)

A great size open plan living area with plenty of space for living room and dining room furniture, two windows, radiator, downlights and Kardean flooring. TV aerial connection. In the kitchen area are downlights space and plumbing for washing machine and space for tall fridge/freezer (these white goods may be available for a buyer). There is a range of dark grey cupboard and drawer units with matching wall cupboards. Stainless steel sink, four ring electric hob and Zanussi electric oven under and extractor hood over.

FIRST FLOOR LANDING

BEDROOM ONE

10' 2" x 10' 0" (3.1m x 3.05m)

With radiator, original beams and tv aerial connection.

BEDROOM TWO

9' 3" x 8' 7" (2.82m x 2.62m)

Having radiator and tv aerial connection.

BEDROOM THREE

11' 9" x 6' 4" (3.58m x 1.93m)

With radiator, Velux window and exposed beams.

BATHROOM

Having panelled bath with mixer tap/shower attachment and curtain rail over. Pedestal wash basin, w.c., radiator and fully tiled walls. Built in storage cupboard housing Main Eco gas combination boiler.

OUTSIDE

There is an allocated car parking space to the front of the property for one car.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

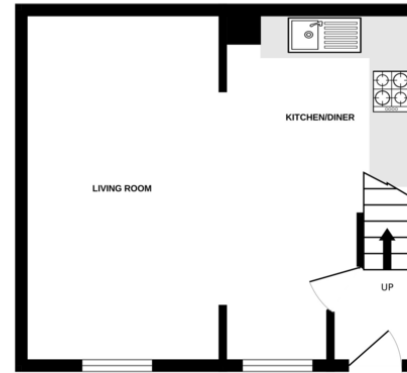
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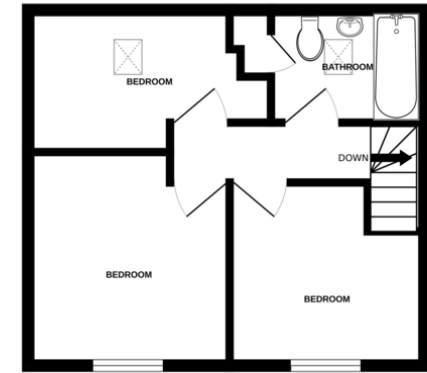
W: www.juliephilpot.co.uk

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 D. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		