



JULIE PHILPOT
RESIDENTIAL



16 Whites Row | Kenilworth | CV8 1HW

A recently modernised property that is ready to move into and is immediately available with 'No Chain' involved. The property improvements include: new gas central heating system, double glazed windows with Fensa certificate, block paved driveway with EV charging point plus new kitchen and full interior redecoration. The spacious property provides three double bedrooms, ground floor cloakroom, bathroom with shower, modern kitchen/breakfast room and a lounge/diner leading to the low maintenance rear garden.

£359,950

- Recently Modernised Family Home
- Three Double Bedrooms
- Easily Maintained Garden
- Garage, Driveway & E.V Charging Point



Property Description

DOOR TO

ENTRANCE HALL

With radiator, smoke detector, all panelling and central heating thermostat. Laminate flooring.

CLOAKROOM

With w.c and understairs storage cupboard.

KITCHEN/BREAKFAST ROOM

13' 2" x 7' 0" (4.01m x 2.13m)

Having been refitted with an extensive range of grey cupboard and drawer units with matching wall cupboards. Contrasting worktops, space for tall fridge/freezer and breakfast bar. Space and plumbing for washing machine, Hotpoint built in electric oven and Hotpoint four ring electric hob with extractor hood over. Wall mounted Main gas boiler. Glazed double doors leading to:

LOUNGE/DINER

19' 1" x 11' 1" (5.82m x 3.38m)

A spacious room to the rear of the property with direct access to the rear garden. Laminate flooring, two radiators and wall mounted tv bracket. Brick fireplace with opening for log burner if a purchaser wanted to have one installed and subject to approval.

FIRST FLOOR LANDING

With smoke detector and access to roof storage space.

BEDROOM ONE

14' 4" x 8' 8" (4.37m x 2.64m)

With radiator, rear garden views and bracket for wall hanging tv.

BEDROOM TWO

11' 2" x 9' 9" (3.4m x 2.97m)

With radiator and rear garden views.

BEDROOM THREE

10' 4" x 9' 7" (3.15m x 2.92m)

With radiator.

BATHROOM

Having shower enclosure, vanity wash basin with double cupboard under and w.c. Complimentary tiling, radiator, extractor fan and storage cupboard with fitted shelving.

OUTSIDE

GARAGE

15' 9" x 7' 9" (4.8m x 2.36m)

having up and over door, light power and EV charging point.

DRIVEWAY PARKING

To the front of the property there is a large driveway being block paved in 2023, this provides ample parking.

REAR GARDEN

A path and gate at the side leads to the rear garden which has recently been landscaped to provide easy maintenance with a central area of astro turf, and generous size block paved patio which extends around the garden. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

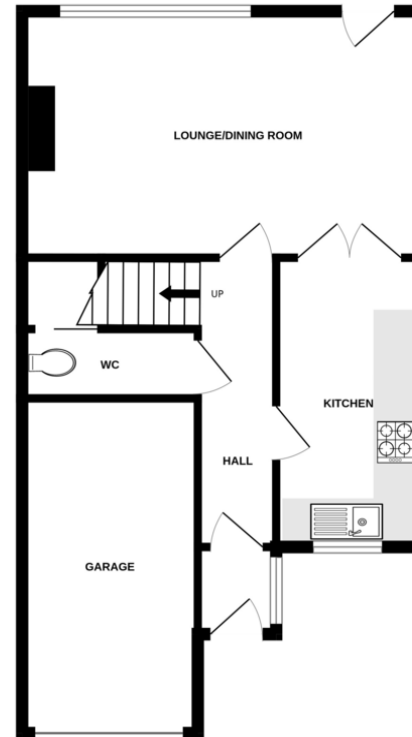
The graph shows this property's current and potential energy rating.

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.

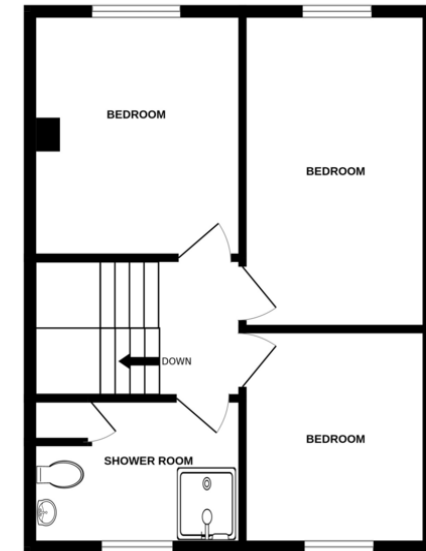
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR



1ST FLOOR



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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.