



ESTATE AGENT
IN KENILWORTH

JULIE PHILPOT
RESIDENTIAL

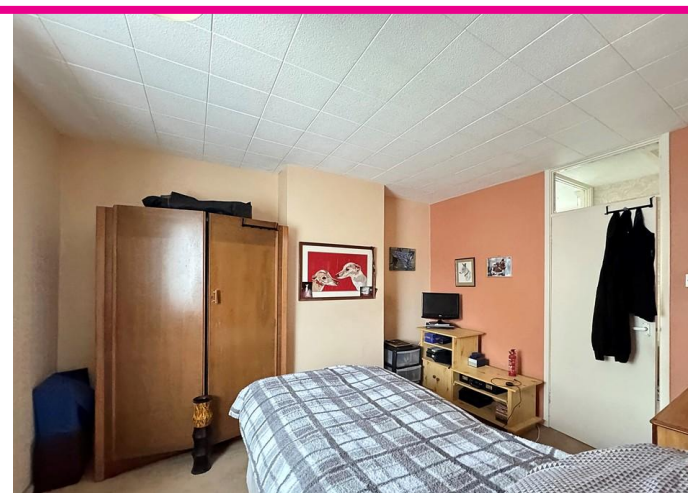


3 Lancaster Place | Kenilworth | CV8 1GL

A great opportunity to purchase this well planned property in a cul de sac location with gardens to the front and rear. The property benefits from three bedrooms, bathroom with separate w.c., lounge and kitchen/breakfast room with a side store that can often be converted to provide a useful utility room. This family home is on the market for the first time and will be available with 'No Chain Involved'.

£285,000

- Three Bedrooms
- Scope For Modernisation
- Nice Gardens
- Cul De Sac Location



Property Description

DOOR TO

ENTRANCE HALL

With radiator and telephone point.

LOUNGE

18' 0" x 10' 6" (5.49m x 3.2m)

With two radiators and tv aerial socket.

KITCHEN/BREAKFAST ROOM

13' 3" x 10' 6" (4.04m x 3.2m)

Having a range of cupboard and drawer units, matching wall cupboards and round edged worksurfaces. Understairs storage cupboard. Slot in gas cooker as fitted. Space and plumbing for washing machine, radiator and space for table and chairs. Walk in pantry. Ceramic tiling and door to garden. Door to:

SIDE UTILITY STORE

7' 6" x 7' 7" (2.29m x 2.31m)

At present this has an entrance door from the front of the property, space for under counter appliances and a brick built store.

FIRST FLOOR LANDING

Having storage cupboard housing Vaillant gas combination boiler. Access to roof storage space.

BATHROOM

With pedestal wash basin and panelled bath with Mira shower and curtain rail over. Dimplex wall heater and radiator.

SEPARATE W.C

With w.c.

BEDROOM ONE

13' 4" x 12' 0" (4.06m x 3.66m)

With radiator.

BEDROOM TWO

11' 2" x 10' 6" (3.4m x 3.2m)

With radiator.

BEDROOM THREE

8' 0" x 10' 8" (2.44m x 3.25m) Max into recess
A single bedroom with radiator and side recess providing useful wardrobe/storage space.

OUTSIDE

FRONT GARDEN

The garden to the front is nice and large which means the property is set well back from the quiet cul de sac entrance. There is an area of lawn and well stocked shrubbery borders.

REAR GARDEN

Having a full width patio/seating area plus area of lawn and further well tended and well established borders. Timber fencing forms the boundary. There is also a gate for rear pedestrian access.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

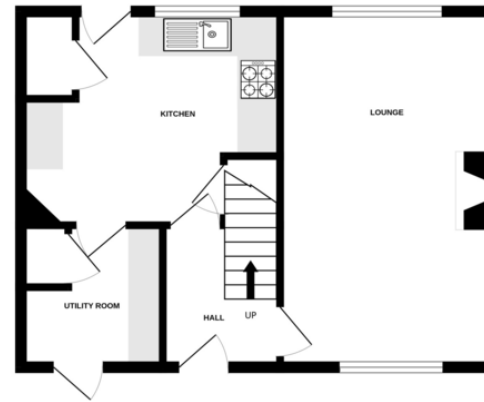
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E: sales@juliephilpot.co.uk

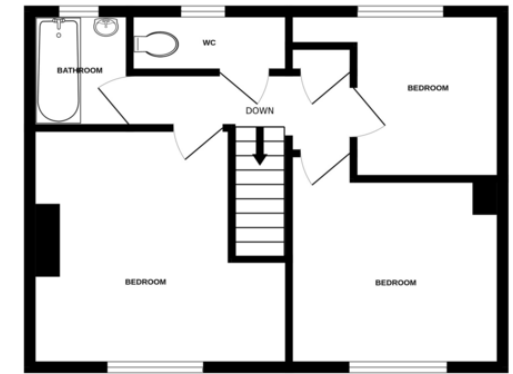
W: www.juliephilpot.co.uk

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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Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. 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		84 B
69-80	C	69 C	
55-68	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