



JULIE PHILPOT  
RESIDENTIAL



## 78 Whitemoor Road | Kenilworth | CV8 2BP

£285,000

A delightful, well planned semi detached house in a convenient location with two good size double bedrooms, a lounge/diner with kitchen to the front and a lovely sunny rear garden being attractively landscaped and well stocked whilst also being easy to maintain. The property also benefits from a garage and driveway parking, gas central heating, double glazing and is immediately available with 'No Chain'

- NO CHAIN INVOLVED
- TWO DOUBLE BEDROOMS
- GARAGE & DRIVEWAY PARKING
- SUNNY, LANDSCAPED GARDEN



## Property Description

### **ENCLOSED PORCH**

With door to

### **ENTRANCE HALL**

Having radiator, understairs storage cupboard, smoke detector and useful tall additional built in storage cupboard.

### **LOUNGE/DINER**

17' 5" x 12' 8" (5.31m x 3.86m)

With patio door to rear garden, tv aerial connection, three wall light points, radiator and feature fireplace with electric fire as fitted. Archway to:

### **KITCHEN**

10' 3" x 6' 9" (3.12m x 2.06m)

Having a range of cupboard and drawer units with matching wall units and wood trimmed worksurfaces. Slimline dishwasher, washing machine and slot in electric cooked as fitted. Vaillant wall mounted gas boiler. Extractor and side entrance door.

### **FIRST FLOOR LANDING**

With smoke detector and access to roof storage space.

### **BATHROOM**

6' 5" x 5' 9" (1.96m x 1.75m)

With panelled bath having shower and glazed shower screen over. Pedestal wash basin, w.c., complementary tiling and shaver point.

### **DOUBLE BEDROOM ONE**

12' 8" x 11' 9" (3.86m x 3.58m)

With rear garden views and radiator.

### **DOUBLE BEDROOM TWO**

10' 6" x 9' 0" (3.2m x 2.74m) Exc Wardrobes  
A second double bedroom with radiator, large built in storage cupboard and double wardrobes.

### **OUTSIDE**

#### **GARAGE & DRIVEWAY**

To the side of the property is a block paved driveway which leads to the SINGLE GARAGE having electric roller door, light and power plus under eaves storage space.

### **GARDENS**

The front garden is easily maintained and gate at the side of the property leads to the very attractive and sunny rear garden which has been landscaped to provide easy maintenance with a generous size patio having space for outdoor furniture plus there is an area of lawn with well stocked herbaceous borders. Timber fencing forms the boundaries. Outside Tap.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

# Contact Details

**T:** 01926 257540

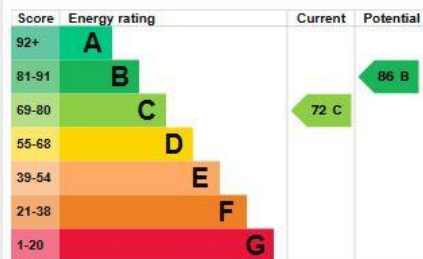
**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

## 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.](#)



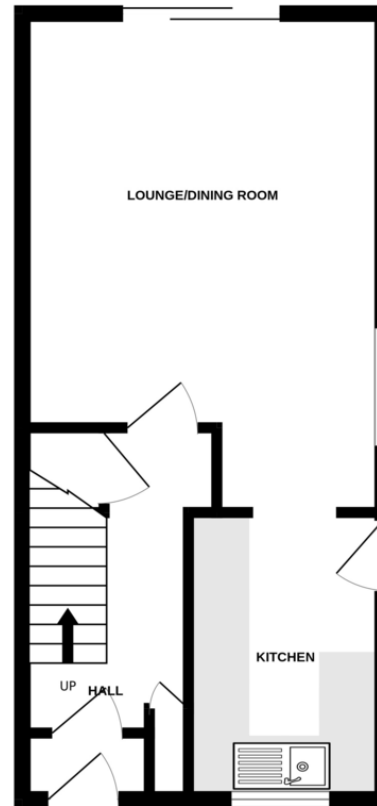
The graph shows this property's current and potential energy rating.

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.

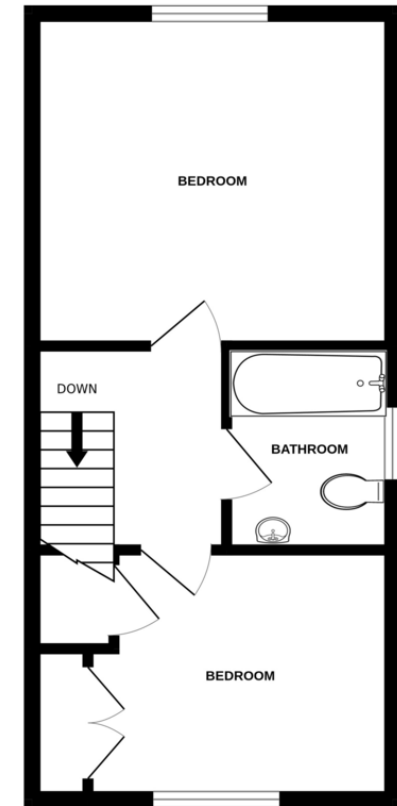
For properties in England and Wales:

- 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