



JULIE PHILPOT
RESIDENTIAL



29 Arthur Street | Kenilworth | CV8 2HF

A tastefully presented two bedroomed semi detached home, situated in a popular and convenient location within walking distance of excellent local amenities. Benefitting from an elegant front lounge, modern refitted kitchen, first floor bathroom and a great size conservatory to the rear, the property is ideally suited to a first time buyer or anyone considering downsizing. This delightful home with a good size rear garden can only be fully appreciated by an internal inspection and early viewing is recommended.

£295,000

- Two Double Bedrooms
- Living Room & Conservatory
- Modern Fitted Kitchen
- Recently installed Central Heating Boiler
- Generous Size Rear Garden



Property Description

DOOR TO

ENTRANCE HALL

Having tiled floor and staircase to first floor.

LIVING ROOM

11' 1" x 10' 7" into chimney breast (3.38m x 3.23m)

Having laminate flooring, radiator and useful understairs storage.

KITCHEN/BREAKFAST ROOM

14' 3" x 8' 2" (4.34m x 2.49m)

Fitted with a modern range of cupboard and drawer units plus matching wall cupboards and plenty of worktop space. Inset one and a half bowl sink unit, four ring hob with extractor hood over and integrated double oven. Breakfast bar and storage cupboard housing the recently installed gas fired central heating boiler (February 2024).

CONSERVATORY

14' 3" x 8' 4" (4.34m x 2.54m)

With direct access to the rear garden and having feature radiator, lighting and laminate flooring.

FIRST FLOOR LANDING

With access point to roof space space, radiator and doors leading off to all rooms.

BEDROOM ONE

12' 6" x 11' 6" (3.81m x 3.51m)

A double bedroom having built-in wardrobes with ample hanging and shelving space and radiator.

BEDROOM TWO

9' 10" x 8' 2" (3m x 2.49m)

Having rear garden views, radiator and built-in airing cupboard.

MODERN BATHROOM

6' 7" x 5' 9" (2.01m x 1.75m)

Having a fitted suite with 'P' shaped panelled bath with shower over, pedestal wash basin, w.c, and complementary tiling. Heated towel rail and extractor fan.

OUTSIDE

GARDENS

The property has attractive gardens to the front and rear. The front garden has a dwarf brick wall forming the boundary and shrubbery borders. There is a gate and path at the side which leads to the rear garden having a timber decked area plus lawn and shrubbery borders with timber fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

B

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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

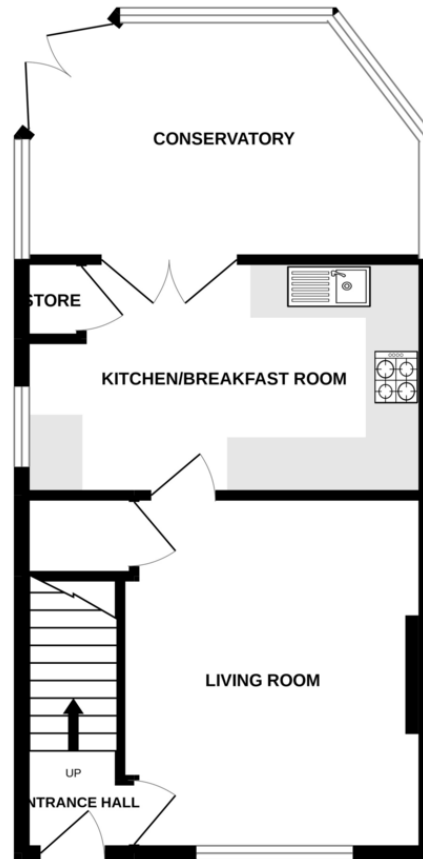
The graph shows this property's current and potential energy rating.

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.

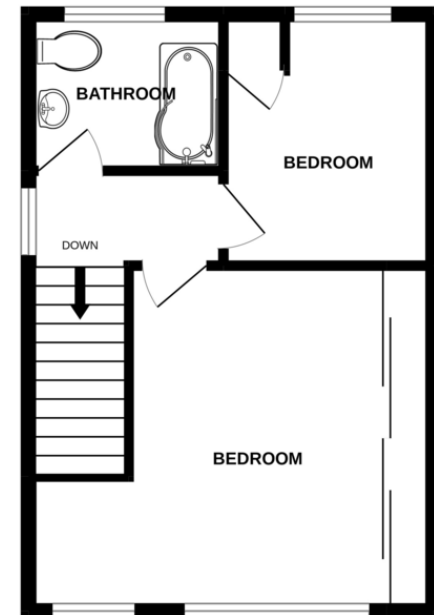
For properties in England and Wales:

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

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.
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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 are 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