



23 Bertie Road | Kenilworth | CV8 1JP

Offered with the benefit of no chain, viewing recommended to appreciate this extended 1930's detached town centre home with driveway parking for two cars and the added benefit of a large and sunny south west facing garden with kitchen/vegetable garden to one end. The property benefits from a ground floor rear extension but also offers further scope to modernise and extend further. There is a well planned kitchen with two generous size reception rooms and three nice size bedrooms. A super town centre property, ideally situated for all the town's social, shopping and transportation facilities.

£522,000

- Extended Detached Property
- Large, Sunny, South West Facing Garden
- Driveway Parking
- Superb Town Centre Location



Property Description

ENCLOSED PORCH

With door to:

ENTRANCE HALL

Having understairs storage cupboard and staircase to first floor. Door to:

SITTING ROOM

12' 6" x 11' 5" (3.81m x 3.48m) Into Bay

With two wall light points, fitted shelving, radiator and walk in bay window.

EXTENDED LOUNGE/DINING ROOM

24' 2" x 10' 9" (7.37m x 3.28m)

A large lounge/diner with two radiators, feature fireplace with fitted gas fire, two wall light points and access into the dining area where there are two further light points, two velux skylights and patio doors providing direct access to the sunny rear garden.

EXTENDED KITCHEN/BREAKFAST ROOM

21' 1" x 7' 3" (6.43m x 2.21m)

Having an extensive range of modern cupboard and drawer units with matching wall cupboards, worksurfaces and a built in breakfast bar. Space for tall fridge/freezer, wall mounted double oven with cupboard above and pan drawers below and Siemens four ring electric hob. Space and plumbing for washing machine and space for tumble dryer. Door to:

SIDE EXTENSION

30' 5" x 6' 5" (9.27m x 1.96m)

A really useful covered side extension with double glazed entrance door to the front and French doors that lead to the rear garden. This area provides great storage space and has the added benefit of a cloakroom with w.c. and wash basin. The Vaillant gas boiler is located in this space.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

11' 9" x 10' 5" (3.58m x 3.18m) Into Bay

With laminate wood flooring, radiator and wall to wall range of built in wardrobes.

BEDROOM TWO

14' 3" x 10' 0" (4.34m x 3.05m)

A lovely second double bedroom located to the rear of the property with garden views. Radiator and two built in double wardrobes.

BEDROOM THREE

11' 1" x 7' 1" (3.38m x 2.16m)

With rear garden views and radiator.

BATHROOM

Having panelled bath with shower and curtain rail over. Vanity wash basin with double cupboard under and concealed cistern w.c., shaver point.

OUTSIDE

PARKING

To the front of the property is driveway parking with a dwarf brick wall forming the front boundary.

REAR GARDEN

The delightful and mature rear garden is a special feature to the property enjoying a sunny and sought after south west facing aspect and an abundance of well established plants and shrubs. There is a large full width patio, perfect for outdoor relaxation and 'al fresco' dining, along with the added advantage of a kitchen/vegetable garden having raised beds that are ready for spring planting. Trellis provides screening and there is also a shed alongside. The garden is a very special feature and a great advantage to have in a town centre home.



Tenure

Freehold

Council Tax Band

E

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		83 B
69-80	C		
55-68	D	62 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



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