



JULIE PHILPOT
RESIDENTIAL



28 Jacox Crescent | Kenilworth | CV8 2NJ

A delightful, well planned and tastefully presented semi detached bungalow in a contemporary, modern style to include window shutters, two bedrooms, garage and good size rear garden enjoying a sunny aspect and a high degree of privacy. The property benefits from double glazing, gas central heating, a kitchen/breakfast room with a nice lounge having direct garden access. The property being recently modernised is ready to move into. An additional benefit is that it is also immediately available with 'No Chain' involved. Convenient location for shops and bus service.

£335,000

- Viewing Essential
- Garage In Block Close By
- Lovely Garden
- Greenhouse & Shed
- Two Double Bedrooms



Property Description

DOOR TO

ENTRANCE HALL

With radiator.

KITCHEN/BREAKFAST ROOM

12' 1" x 8' 4" (3.68m x 2.54m)

With a range of modern cupboard and drawer units with matching wall cupboards and complementary worktops. Wall mounted Worcester gas boiler, radiator and space for breakfast table and chairs. Stainless steel one and a half bowl sink unit with mixer tap over. Four ring gas hob with stainless steel extractor hood over and electric oven under. Smoke detector.

LOUNGE/DINER

18' 6" x 13' 7" (5.64m x 4.14m)

With fitted window shutters, feature fireplace with modern and contemporary feature fireplace having electric fire as fitted. Built in wall storage unit with wall mounted tv bracket. Smoke detector and radiator. Patio doors to rear garden.

INNER HALL

With access to roof storage space.

BEDROOM ONE

11' 9" x 9' 7" (3.58m x 2.92m) Exc Wardrobes

Having a wall to wall range of built in wardrobes, radiator, smoke detector and rear garden views.

BEDROOM TWO

10' 4" x 9' 6" (3.15m x 2.9m)

With built in double wardrobe and radiator. Smoke detector.

BATHROOM/SHOWER ROOM

Having a corner shower enclosure, w.c., and vanity basin with cupboard under. Heated towel rail, extractor fan, fully tiled walls and wall hanging storage cupboard. Wall mirror over sink.

GARDENS

The front garden provides low maintenance with stone chippings and dwarf box hedging. A block paved path leads to the front door with a further path and gate at the side providing access to the delightful rear garden which enjoys a sunny aspect and benefits from a high degree of privacy. This lovely garden has a paved seating area with direct access from the lounge, mature dwarf box hedges and a wide variety of well established and mature shrubs to also include ornamental trees and climbing plants. It really is a delight. Timber fencing forms the boundaries. There is also a greenhouse, shed and outside water tap.

GARAGE

There is a single garage in a block within easy reach. The garage has an up and over door.

FIXTURES AND FITTINGS

The furniture and kitchen appliances are available by separate negotiation.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

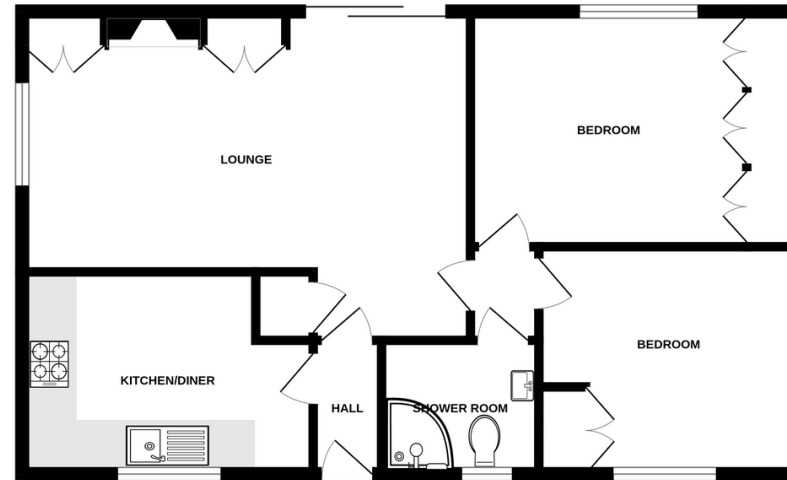
Strictly by appointment

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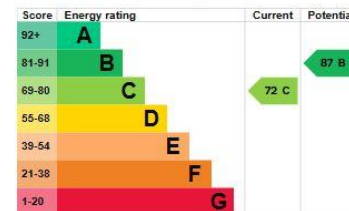
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Energy rating and score

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