



JULIE PHILPOT
RESIDENTIAL



10 Siddeley Avenue | Kenilworth | CV8 1EW

£459,950

An excellent opportunity to purchase a spacious, detached bungalow in this much sought after location within easy walking distance of the town centre, Abbey Fields, Castle and open countryside. The property is well planned and also offers the opportunity to enlarge further if so desired. There are two double bedrooms, large living room allowing in lots of natural light, a modern fitted kitchen along with a conservatory, bathroom and separate cloakroom plus the advantage of a large loft room with windows. Outside are attractive gardens, garage and car port plus plenty of driveway parking.

- Viewing Advised
- Sought After Location
- Scope To Extend If Desired
- Two Double Bedrooms



Property Description

DOOR TO

ENTRANCE HALL

With radiator, telephone connection, large built in storage cupboard and access to the loft room via pull down loft ladder.

LOFT ROOM

18' 1" x 9' 8" (5.51m x 2.95m)

With windows to the side and rear and electric panel heater. This room offers scope to be converted into formal living space subject to obtaining the suitable permissions and if so desired by a purchaser.

CLOAKROOM

With w.c, vanity wash basin having cupboard under.

LIVING ROOM

18' 6" x 11' 9" (5.64m x 3.58m)

Having a large picture window allowing in lots of natural light, feature fireplace with gas fire, three wall light points, radiator and tv aerial connection.

MODERN FITTED KITCHEN

11' 9" x 10' 3" (3.58m x 3.12m)

Having been refitted by the present seller and having an extensive range of cream cupboard and drawer units with matching wall cupboards. Space and plumbing for both washing machine and dishwasher. Bosch electric oven having built in microwave grill oven over, Stoves four ring electric hob having stainless steel extractor hood over and space for tall fridge/freezer. Space for breakfast table and chairs, complementary tiling and Worcester wall mounted boiler. Radiator.

BATHROOM/SHOWER-ROOM

Having been re-fitted to now provide a large shower room with corner shower enclosure having curved, sliding screen door. Vanity wash basin, concealed cistern w.c and built in storage cupboards under. Shaver point and plenty of worktop/display space. Complementary tiling.

LARGE DOUBLE BEDROOM ONE

17' 7" x 11' 9" (5.36m x 3.58m)

A generous sized bedroom with dual aspects, built in double wardrobe and two radiators.

DOUBLE BEDROOM TWO

12' 7" x 10' 3" (3.84m x 3.12m)

With radiator and patio doors to the conservatory. This room can also be used as a reception room if desired as there is great flexibility in layout.

CONSERVATORY

11' 4" x 6' 3" (3.45m x 1.91m)

With tiled floor, door to garage and French double doors to the rear garden.

OUTSIDE

CAR PORT & PARKING

There is ample driveway parking for several vehicles plus a car port to the side.

GARAGE

18' 4" x 8' 4" (5.59m x 2.54m)

With up and over door, light, power and door with direct access to the conservatory.

GARDENS

The front garden has an area of lawn with shrubs. Access at the side leads to the attractive rear garden which is a good size and has an area of lawn with well stocked, mature shrubbery borders a sunny aspect and patio area. Timber fencing and hedging forms the boundaries. Timber summerhouse.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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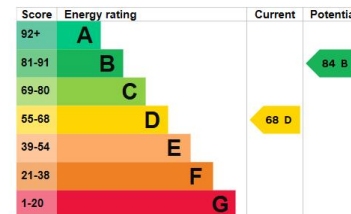
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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.](#)



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