



JULIE PHILPOT
RESIDENTIAL



23 Henry Street | Kenilworth | CV8 2HL

£315,000

A very spacious end terrace character home with two double bedrooms, a large bathroom and modern kitchen. The house has been greatly improved by the present sellers since their purchase to include damp proofing work, a new roof, new carpeting, interior redecoration and landscaping of the rear garden. The property is in an ideal location being within an easy walk of Abbey Fields, Kenilworth Castle, train station and all town centre facilities and amenities.

- Spacious Property
- Sought After Location
- Two Double Bedrooms
- Viewing Essential



Property Description

CANOPY PORCH AND DOOR TO

ENTRANCE HALL

With wooden flooring and radiator. Door to

LOUNGE/DINER

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

A large lounge diner with bay window, two radiators, oak mantel with log burner under. Wooden flooring. A step down leads to:

KITCHEN

9' 8" x 8' 2" (2.95m x 2.49m)

Having a range of cream high gloss units with wood block worktops, inset single drainer sink unit with mixer tap over. Four ring gas hob with extractor hood over and single oven, integrated fridge and dishwasher, space and plumbing for automatic washing machine. Large walk in storage pantry with bi-fold door and space for electrical appliance. Side entrance door to rear garden.

FIRST FLOOR LANDING

With spindled staircase, original doors to all rooms and access to roof storage space.

BEDROOM ONE

14' 4" x 11' 0" (4.37m x 3.35m)

Having radiator and feature cast iron grate, built in wardrobe.

BEDROOM TWO

11' 0" x 8' 0" (3.35m x 2.44m)

With rear garden views, feature cast iron fireplace and radiator.

BATHROOM

10' 0" x 7' 10" (3.05m x 2.39m)

A large bathroom with panelled bath having shower over and glazed shower screen, pedestal wash hand basin, low level w.c. and complementary tiling.

Storage cupboard with shelving and housing the Vaillant gas combination boiler.

OUTSIDE

GARDENS

There is a small garden to the front with dwarf walling forming the front boundary. Access at the side and a garden gate leads to the recently improved south facing rear garden having extensive new fencing, a large patio area which is perfect for outdoor dining plus an area of lawn with well stocked and attractive shrubbery borders. To the rear of the garden is a timber shed that has been improved with floor insulation, power and light are connected and wifi is possible via a booster from the house. This room has great potential for a home office.



Tenure

Freehold

Council Tax Band

C

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 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

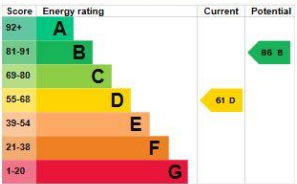


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Energy rating and score

This property's energy rating is D. It has the potential to be B.

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



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