



JULIE PHILPOT  
RESIDENTIAL



## 23 Turton Way | Kenilworth | CV8 2RT

A great opportunity to purchase this well planned two bed roomed end terraced property overlooking a large open green area to the front and with a nice garden to the rear. The property benefits from gas central heating, double glazing and an allocated car parking space but is in need of cosmetic improvement. There are excellent social and shopping amenities also being within easy walking distance. The property is immediately available with 'No Chain'.

£249950

- No Chain Involved
- Modernisation Required
- Two Bedrooms - End Terraced
- Great Setting - Open Green To Front



## Property Description

### DOOR TO

#### LIVING ROOM

14' 1" x 12' 6" (4.29m x 3.81m)

With radiator, telephone and broadband connection points, central heating thermostat, tv aerial connection and useful understairs storage space.

Door to:

#### KITCHEN/DINER

12' 6" x 9' 3" (3.81m x 2.82m)

Having cupboard and drawer units, space for dining table and chairs and door to rear garden. Four ring gas hob with electric oven under and extractor hood over. Wall mounted Worcester gas combination boiler. Space for further appliances.

#### FIRST FLOOR LANDING

Having access to roof storage space.

#### BEDROOM ONE

10' 0" x 9' 4" (3.05m x 2.84m)

With radiator, built in double wardrobe and further built in large storage cupboard. Nice views over open green area to the front.

#### BEDROOM TWO

12' 6" x 6' 7" (3.81m x 2.01m)

A good size second double room with rear garden views and radiator.



### **BATHROOM**

Having panelled bath with Triton shower over, pedestal wash hand basin, w.c., radiator and tiling.

### **OUTSIDE**

### **PARKING**

There is an allocated car parking space which is located to the side of the property.

### **GARDENS**

The front garden is easily maintained. To the side of the property is a path that leads to the rear garden which is a good size with an area of lawn.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

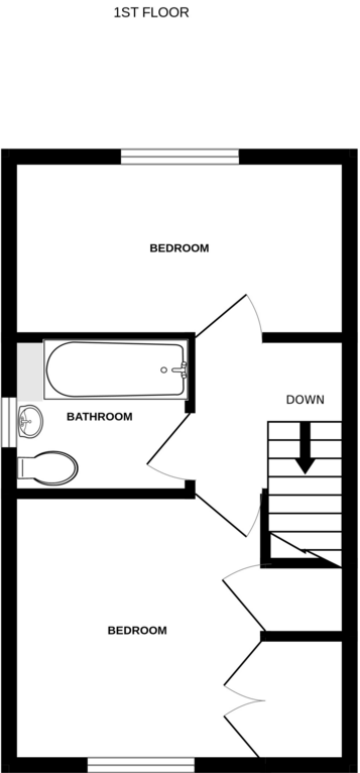
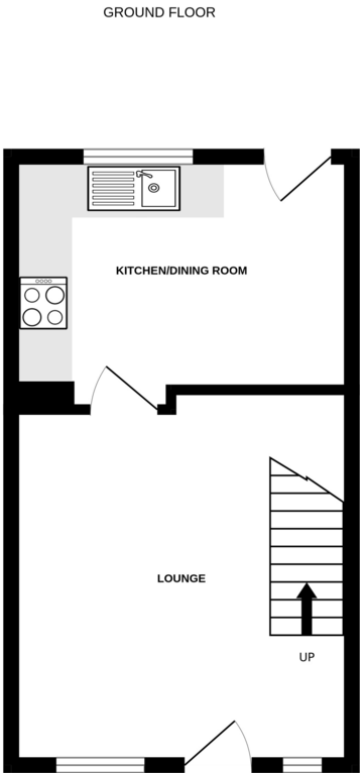
# Contact Details

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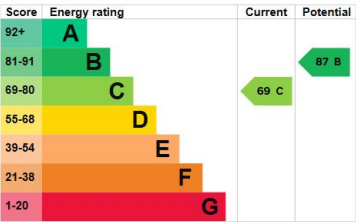
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



## 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