



JULIE PHILPOT  
RESIDENTIAL



## 41 Woodcote Avenue | Kenilworth | CV8 1BH

£208,000

A fantastic opportunity to purchase this first floor, well planned maisonette with two large bedrooms, in a quiet, popular location near Kenilworth Old Town, the Castle and Abbey Fields. This property is available with No Onward Chain and comprises a lounge, kitchen, two bedrooms, bathroom, with a garden to the rear and a garage. This is a leasehold property with 134 years unexpired as of 2025, with no service charge and no ground rent. This property is perfect for a first-time buyer, small family or investor.

- First Floor Maisonette
- Lovely quiet location within walking distance of Kenilworth Old Town, the Castle and Abbey Fields
- No Onward Chain



## Property Description

### DOOR TO

### STAIRCASE TO FIRST FLOOR

### PERSONAL ENTRANCE DOOR TO NUMBER 41

### ENTRANCE HALL

With laminate wood flooring and storage cupboard. Having access to roof storage space via pull down aluminium ladder. The loft is a large area and is part boarded and insulated.

### KITCHEN

11' 3" x 6' 4" (3.43m x 1.93m)

Having a range of cupboard and drawer units and matching wall cupboards, with contrasting work surfaces providing plenty of work top and storage space. One and a half bowl stainless steel sink unit, space for a tall fridge freezer and space for tall fridge freezer and space and plumbing for a washing machine. Four ring Bosch gas hob, with Bosch electric oven under. Built in storage cupboard housing Worcester gas boiler. Complimentary tiling.

### LOUNGE/DINER

11' x 16' 4" (3.35m x 4.98m)

A light and airy room with laminate wood flooring, radiator, feature fireplace with limestone surround, telephone and broadband connection points, wall mounted TV bracket, TV aerial connection and dimmer downlights.

### BEDROOM ONE

13' 3" x 10' 9" (4.04m x 3.28m)

A large double bedroom with laminate flooring, radiator and rear garden views.



### **BEDROOM TWO**

11' 3" x 11' 8" (3.43m x 3.56m)

A second large bedroom located to the front of the property with radiator and large storage alcove to the side.

### **BATHROOM**

6' 4" x 11' 3" (1.93m x 3.43m)

Having bath with shower over and glazed shower screen, pedestal basin, W.C., tiling, heated towel rail and two large storage cupboards.

### **OUTSIDE**

A path to the side leads to the:

### **REAR GARDEN**

With timber decking and easily maintained lawn area and timber fencing forms boundaries.

### **SINGLE GARAGE**

Located in a block close to maisonette.

### **LEASEHOLD**

The property is Leasehold with 134 years unexpired (as at July 2025). There is no service charge and no ground rent.



# Tenure

Leasehold

# Council Tax Band

B

# Viewing Arrangements

Strictly by appointment

# Contact Details

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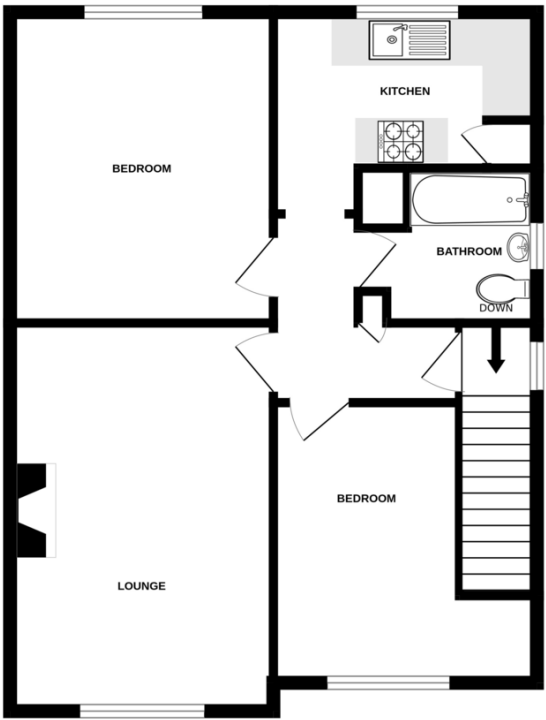
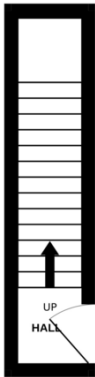
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR  
50 sq.ft. (4.6 sq.m.) approx.

FIRST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.