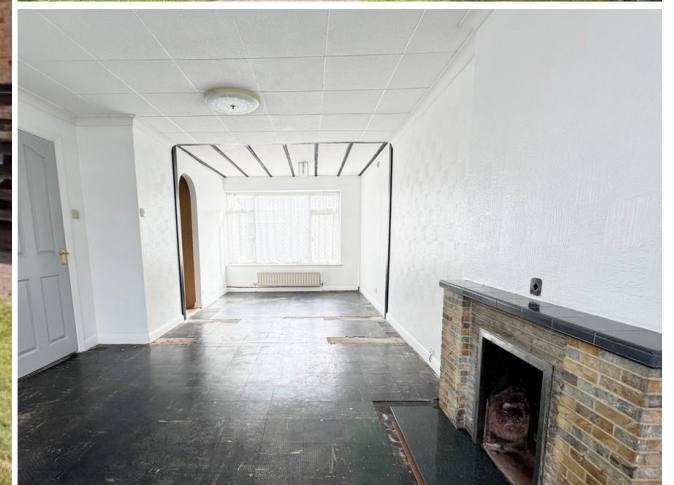




JULIE PHILPOT
RESIDENTIAL



32 Keeling Road | Kenilworth | CV8 2JP

£425,000

An opportunity to purchase this detached house on a generous plot offering great scope for modernisation, improvement and extension. There are three bedrooms and plenty of parking as well as the added benefit of being in a great location for schools, shops, the nature reserve and local bus service.

- Scope For Extending
- Modernisation Required
- Three Bedrooms
- Large Plot & No Chain Involved



Property Description

DOOR TO

ENTRANCE HALL

With radiator, understairs storage and store cupboard.

CLOAKROOM

With w.c and wash basin.

LOUNGE/DINER

23' 9" x 10' 9" (7.24m x 3.28m)

Having marble fire place and radiator.

KITCHEN

10' 5" x 8' 1" (3.18m x 2.46m)

With cupboard and drawer units plus matching wall cupboards, four ring gas hob with electric oven under and extractor hood over. Pull out larder storage unit and space for further appliances.

REAR VERANDAH

12' 8" x 6' 3" (3.86m x 1.91m)

With space for washing machine, side entrance doors to rear garden.

FIRST FLOOR LANDING

BEDROOM ONE

13' 2" x 10' 1" (4.01m x 3.07m)

With radiator and built in wardrobes.

BEDROOM TWO

10' 7" x 10' 1" (3.23m x 3.07m)

With radiator, cupboard with shelving and access to roof storage space.

BEDROOM THREE

10' 0" x 7' 2" (3.05m x 2.18m)

With radiator.

BATHROOM

8' 2" x 7' 1" (2.49m x 2.16m)

Having a corner panelled bath with shower and curtain rail over. Vanity basin with cupboard under, bidet, w.c. and cupboard housing Worcester gas combination boiler. Radiator and fully tiled walls.

OUTSIDE

GARAGE

Having a detached concrete sectional garage with up and over door.

DRIVEWAY PARKING

There is ample vehicle parking for several vehicles to the property.

GARDENS

The property is on a generous 'end' plot with spacious gardens to the front, side and rear being primarily laid to lawn with side shrubbery borders.



Tenure

Freehold

Council Tax Band

E

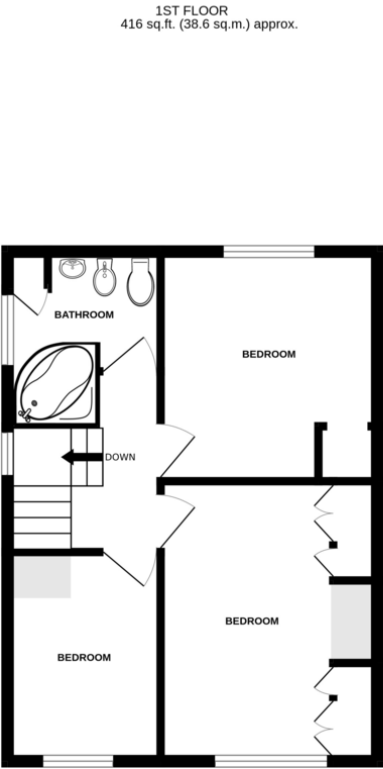
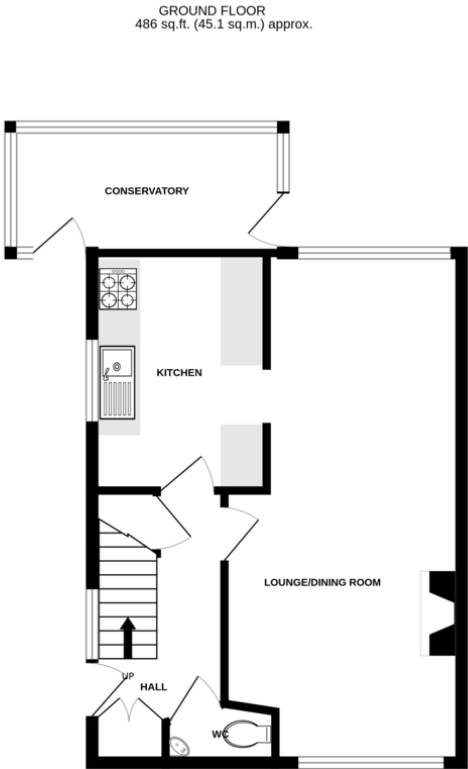
Viewing Arrangements

Strictly by appointment

Contact Details

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W: www.juliephilpot.co.uk

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



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		