



JULIE PHILPOT
RESIDENTIAL



30A Spring Lane | Kenilworth | CV8 2HB

£182,500

A spacious and well-planned ground floor maisonette immediately available with 'No Chain' involved. This modernised, well-presented and improved property benefits from two double bedrooms, a lounge/diner, updated kitchen and bathroom. There is a sunny southwest facing rear garden overlooking a school field. This is a very popular and convenient location being within easy walking distance of the town centre, Abbey Fields, Castle and train station.

- Ground Floor Maisonette
- No Chain Involved
- Share of Freehold
- Southwest Facing Rear Garden



Property Description

PERSONAL ENTRANCE DOOR

KITCHEN

8' 5" x 8' 5" (2.57m x 2.57m)

Having a range of modern white cupboard units with matching wall units, overhead glazed cupboard and additional fitted shelving. Space for fridge freezer, space and plumbing for automatic washing machine and Main wall mounted gas boiler. Stainless steel sink unit, four ring electric hob with electric oven under and extractor hood over. Radiator, floor tiling and complementary wall tiling.

LOUNGE/DINER

11' 0" x 14' 5" (3.35m x 4.39m)

A generous size light and airy living room with ample space for sofas, table and chairs etc. Radiator.

INNER HALLWAY

3' 7" x 5' 9" (1.09m x 1.75m)

DOUBLE BEDROOM ONE

10' 9" x 10' 2" (3.28m x 3.1m)

With radiator, built in storage cupboard and French double doors leading out to the rear garden which overlooks playing fields.

DOUBLE BEDROOM TWO

12' 4" x 8' 5" (3.76m x 2.57m)

With radiator and dual aspect windows.

BATHROOM

6' 6" x 5' 8" (1.98m x 1.73m)

A modern bathroom with panelled bath having vanity wash basin with cupboard under, w.c., heated towel rail and extractor fan. Complementary tiling.

OUTSIDE

A gate and path at the side leads to the attractive rear garden that enjoys a sunny southerly aspect and is easily maintained. There are stone chippings and paving, plus a variety of shrubs with timber fencing providing the boundary. The garden overlooks St. Nicholas School playing fields.

TENURE

It is understood that the property is held by way of a share in the freehold, together with an underlease for a term of 999 years commencing on 24 June 1963. There are no ground rent or service charges payable. We recommend buyers seek verification from their solicitor or legal adviser prior to exchange of contracts.



Tenure

Share of Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

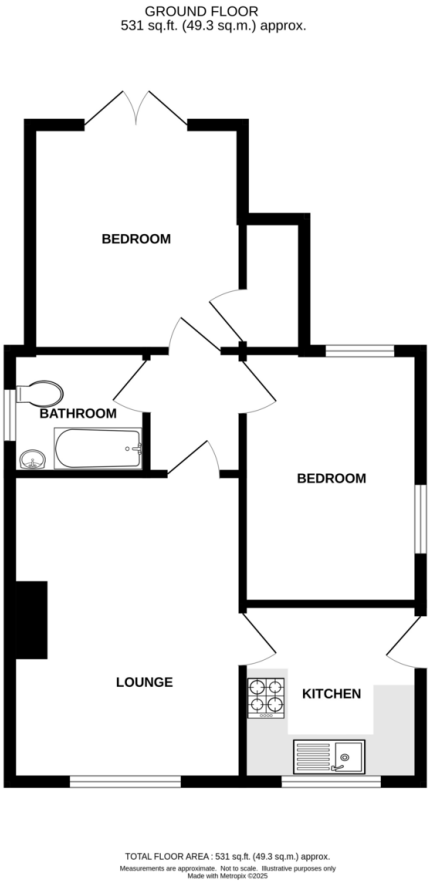
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		