



JULIE PHILPOT  
RESIDENTIAL



## 124 Albion Street | Kenilworth | CV8 2FZ

A lovely character cottage from the mid 1800's providing deceptively spacious accommodation with many period features. The property benefits from driveway parking, cottage style garden, two reception rooms, two double bedrooms and two bathrooms. There is also a cellar, a log burner, attractive cottage style garden, gas central heating and double glazing. A short walk will bring you into town, Abbey Fields, Kenilworth Castle and the train station. Viewing is essential.

£345,000

- Semi Detached Spacious 19th Century Cottage
- Two Double Bedrooms
- Two Bathrooms
- Driveway Parking





## Property Description

### SIDE ENTRANCE DOOR TO:

#### LOUNGE

12' 1" x 13' 6" (3.68m x 4.11m)

Having feature fireplace with fitted log burner, radiator and oak floor.

#### DINING ROOM

11' 5" x 13' 6" (3.48m x 4.11m)

With oak floor, radiator, dual aspect windows and cast-iron corner feature fireplace with tiled hearth. A door and steps leading down to:

#### CELLAR

13' 4" x 8' 11" (4.06m x 2.72m)

Having tiled floor, window to one side and radiator. With light and power are connected, this is an ideal office space, wine cellar or 'den'.

#### KITCHEN

9' 6" x 8' 1" (2.9m x 2.46m)

Having Belfast sink unit with mixer tap over and cupboard under. Range of oak cupboard and drawer units and plate rack in a traditional cottage style. Space for tall fridge freezer, space and plumbing for slimline dishwasher, space and plumbing for automatic washing machine. Stoves four ring gas hob, Bosch electric double oven under. Tiled floor.

#### REAR LOBBY

Tiled floor, second side entrance door, and double door storage cupboard. With fitted shelving and Vaillant gas boiler.

#### MODERN REFITTED SHOWER ROOM

8' 9" x 5' 3" (2.67m x 1.6m)

A professionally re-fitted shower room to include fully tiled shower enclosure with glazed folding screen door. Vanity wash basin with cupboards under and concealed cistern w.c. Complementary tiling, radiator, domed skylight window, tiled floor and Xpelair extractor fan.

### FIRST FLOOR LANDING

With access to roof storage space.

### DOUBLE BEDROOM ONE

12' 3" x 12' 3" (3.73m x 3.73m)

Having a range of built in wardrobes, high level storage cupboards and radiator.

### EN-SUITE CLOAKROOM

With w.c., wash basin, Xpelair extractor fan, light and shaver point. Fully tiled walls.

### DOUBLE BEDROOM TWO

12' 0" x 10' 8" (3.66m x 3.25m)

With radiator and double door to:

### EN-SUITE BATHROOM

9' 1" x 7' 4" (2.77m x 2.24m)

A large bathroom having panelled bath with mixer tap/shower attachment over, vanity wash basin with cupboard under and concealed cistern w.c. Radiator, Xpelair extractor fan and complementary tiling.

### OUTSIDE

To the front of the property is driveway parking for one vehicle.

### GARDENS

The front garden is easily maintained with dwarf walling, chippings and shrubs. At the side a gate and path lead to the cottage style low maintenance garden with attractive mixed planting scheme, paved seating areas, a large timber shed and a timber log store. The two owners of the smaller cottages to the rear of Close Cottage have pedestrian access via the shared path.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

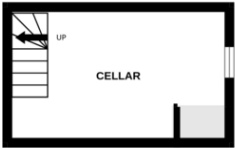
Strictly by appointment

# Contact Details

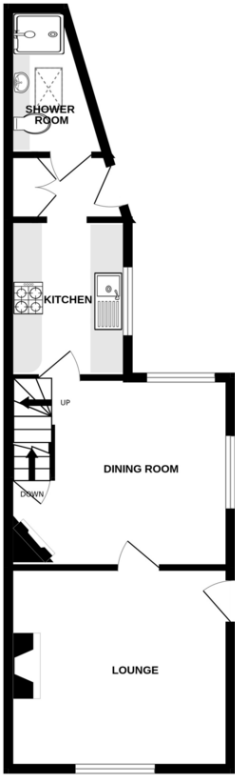
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

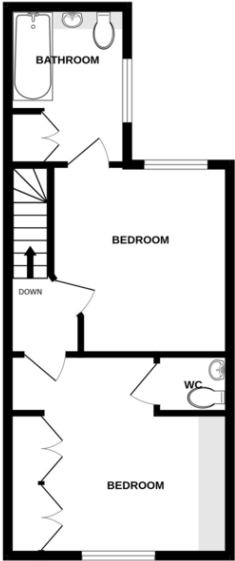
BASEMENT  
111 sq.ft. (10.3 sq.m.) approx.



GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		