



JULIE PHILPOT
RESIDENTIAL



65 Henry Street | Kenilworth | CV8 2HL

A spacious and bright extended mid terraced Victorian property with many period features, two double bedrooms, a good sized first floor bathroom, large living room with feature fireplace and kitchen overlooking the rear garden. Being offered for sale with no chain, this property benefits from a gas central heating system and double glazing and is situated within easy reach of Kenilworth town centre, Abbey Fields, the train station and cycle paths.

£299,950

- Spacious Accommodation
- Two Double Bedrooms
- Popular Location
- No Chain Involved



Property Description

DOOR TO

ENTRANCE HALL

Entrance Hall with door to:

LARGE LOUNGE/DINER

20' 6" x 13' 2" (6.25m x 4.01m)

A lovely large reception room with feature fireplace, picture rail, two radiators and understairs storage cupboard. The seller has also just had the rear window replaced for new double glazing.

KITCHEN

12' 9" x 8' 0" (3.89m x 2.44m)

Having an extensive range of cupboard and drawer units with matching wall cupboards over. Stainless steel sink unit, space and plumbing for automatic washing machine and space for slimline dishwasher. Complementary tiling and side entrance door. The seller has also just had the kitchen window replaced for new double glazing.

FIRST FLOOR LANDING

DOUBLE BEDROOM ONE

17' 8" x 10' (5.38m x 3.05m)

A very spacious double room with sash windows, radiator and picture rail.

DOUBLE BEDROOM TWO

10' 7" x 10' 0" (3.23m x 3.05m)

With rear garden views, sash window, radiator and built in storage cupboards housing the Worcester gas boiler.

BATHROOM

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

OUTSIDE

The front garden is easily maintained and has a dwarf brick retaining wall. The rear garden has a sunny aspect, a paved patio and area of lawn with shrubbery borders. Timber fencing forms the side boundaries.



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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		