



JULIE PHILPOT
RESIDENTIAL



29 Clarendon Road | Kenilworth | CV8 1HZ

£389,950

A conveniently located detached property with three bedrooms, bedroom one is very large, two reception rooms and an easily maintained rear garden. There is plenty of driveway parking plus a garage. The house, on the market for the first time in over 50 years, offers great scope for modernisation and is available with 'No Chain' involved. The location is very desirable being within a short walk of the town centre.

- Great Scope For Modernisation
- No Chain Involved
- Three Bedrooms, Two Receptions
- Sought After Location



Property Description

HALL

With understairs storage cupboard, radiator and built in storage cupboard with space and plumbing for slimline dishwasher appliance.

CLOAKROOM

With w.c. and pedestal wash hand basin.

DINING ROOM

10' 9" x 9' 9" (3.28m x 2.97m)

Having radiator, telephone point and door to garden.

KITCHEN

11' 6" x 9' 9" (3.51m x 2.97m)

With side entrance door, range of cupboard and drawer units with matching wall cupboards and glazed display cupboards. One and a half bowl stainless steel sink, space and plumbing for an automatic washing machine, space for an under-counter appliance and Potterton floor standing boiler, electric wall mounted double oven and serving hatch.

LOUNGE

18' 1" x 10' 7" (5.51m x 3.23m)

Having radiator, four wall light points and chimney.

FIRST FLOOR LANDING

With access to roof storage space via loft ladder, built in storage cupboards and airing cupboard housing insulated hot water cylinder and shelving.

BATHROOM

5' 9" x 6' 4" (1.75m x 1.93m)

Having panelled bath, Mira electric shower over and glazed screen. With wall hanging wash basin, fully tiled and radiator.

BEDROOM ONE

17' 9" x 10' 3" (5.41m x 3.12m)

A large double bedroom with two windows, built in wardrobes and storage and radiator.

BEDROOM TWO

10' 9" x 9' 9" (3.28m x 2.97m)

With radiator and rear garden views.

BEDROOM THREE

10' 9" x 7' 6" (3.28m x 2.29m)

With radiator, built in wardrobes and rear garden views.

OUTSIDE

GARAGE

21' 7" x 8' 10" (6.58m x 2.69m)

With double timber doors from the driveway and two personal side entrance doors from the garden and a window to the side.

FRONT GARDEN

The front garden has a large area of lawn with attractive shrubbery borders and timber fencing.

REAR GARDEN

26' x 22' (7.92m x 6.71m)

The rear garden provides low maintenance and has direct access to the garage and driveway. There is plenty of space for outdoor dining and seating areas with timber fencing forming the rear boundary.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

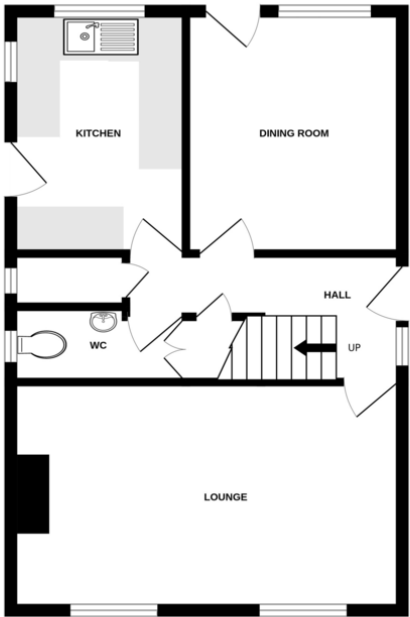
Strictly by appointment

Contact Details

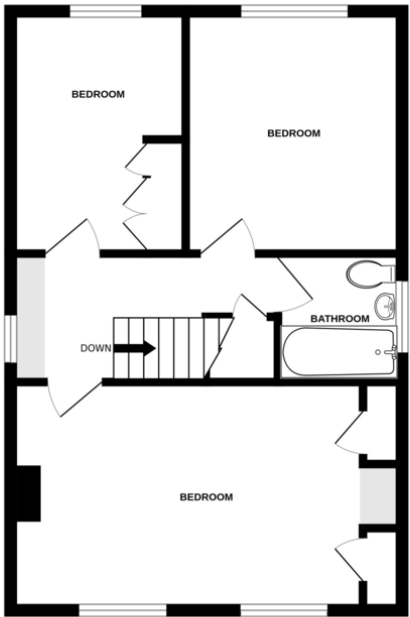
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



This property's energy rating is E. 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		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		