



JULIE PHILPOT
RESIDENTIAL



81 Ebourne Close | Kenilworth | CV8 2QL

A great opportunity to purchase this Freehold one bedroomed house, ready to move into with the added advantage of an allocated car parking space, it's own garden and being immediately available with 'No Chain' involved. This well presented home has a modern kitchen and bathroom along with laminate wood flooring, double glazing and electric heating. The lounge has a spiral staircase, the kitchen has appliances included, the double bedroom has a large open wardrobe and there is loft storage space. Location is just ideal with the train station and town being within easy reach.

£179,950

- Viewing Essential
- Available With 'No Chain'
- One Bedroomed Freehold House
- Easy Walk To Town, Park, Shops, Train Station & Bus Routes



Property Description

DOOR TO

LOUNGE/DINER

15' 7" x 13' 7" (4.75m x 4.14m)

An 'L' shaped room with spiral staircase to first floor, dual aspect windows, understairs storage area and electric wall mounted panel heater.

KITCHEN

6' 7" x 6' 0" (2.01m x 1.83m)

Having round edged worksurfaces matching range of cupboards and wall units, inset single drainer sink and space for further appliances. The white goods are included within the sale price.

FIRST FLOOR LANDING

DOUBLE BEDROOM

13' 7" x 8' 0" (4.14m x 2.44m)

With dual aspect windows, large open wardrobe, access to roof storage space and door to airing cupboard housing hot water cylinder.

BATHROOM

With modern white suite comprising panelled bath having shower and glazed shower screen. Pedestal wash basin and w.c.

OUTSIDE

PARKING

There is an allocate car parking space to the rear.

GARDEN

There is an area of lawn forming the garden to the front of the property.



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

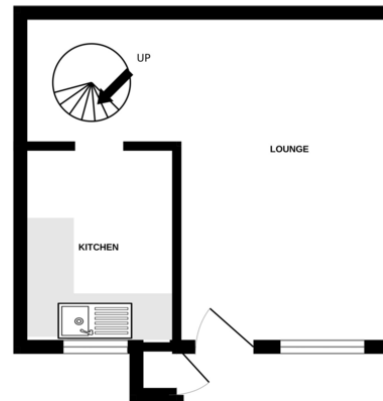
T: 01926 257540

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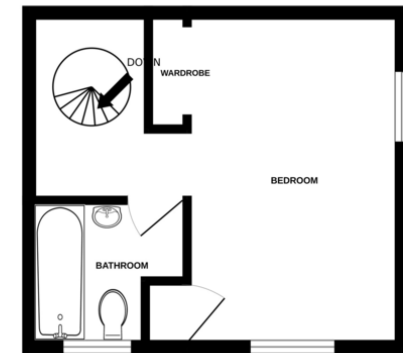
W: www.juliephilpot.co.uk

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

GROUND FLOOR



1ST FLOOR

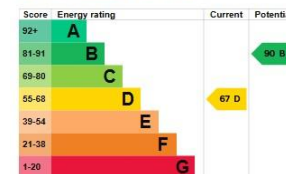


Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60