



JULIE PHILPOT
RESIDENTIAL



37 Offa Drive | Kenilworth | CV8 2GZ

A well planned semi detached dormer bungalow overlooking an open green to the front and having an attractive garden to the rear. The property provides flexible and spacious accommodation on both the ground floor and first floor with one double bedroom on each floor. The property is within walking distance of town, Abbey Fields and train station.

£350,000

- No Chain Involved
- Two Double Bedrooms
- Two Bathrooms
- Popular, Quiet Location



Property Description

PROPERTY

A spacious property which is ready to move into and provides flexibility in living having two double bedrooms and two bathrooms. On the ground floor is a double bedroom, shower room a, nice lounge, modern kitchen and conservatory/ garden room. On the first floor is a further double bedroom and bathroom, whilst outside is plenty of parking, a garage and attractive rear garden.

ENCLOSED PORCH

With door to:

ENTRANCE HALL

Having tiled floor, radiator and understairs storage providing a utility with space and plumbing for a washing machine and further appliance space.

GROUND FLOOR SHOWER ROOM

With corner shower enclosure, w.c and vanity corner wash basin with cupboard under. Heated towel rail.

KITCHEN

7' 9" x 6' 4" (2.36m x 1.93m)

A modern fitted kitchen having a range of cupboard and drawer units and matching wall cupboards. One and a half bowl sink unit, four ring Hotpoint electric hob with glass splashback and extractor hood over. Integrated fridge, wall mounted oven and built in microwave having cupboards above and below. Pleasant views over open green area to front.

LOUNGE

12' 8" x 12' 5" (3.86m x 3.78m)

Having a bay window with views towards open green area to front. Radiator, telephone and internet connection points, oak mantel and log burner.

GROUND FLOOR DOUBLE BEDROOM

12' 8" x 12' 5" (3.86m x 3.78m)

Having a range of built in wardrobes, drawer unit, bedside tables and radiator.

GARDEN ROOM/CONSERVATORY

17' 2" (5.23m)

With French double doors providing direct garden access and two radiators.

STAIRCASE TO FIRST FLOOR LANDING

With built in storage cupboard housing Vaillant gas boiler. Further access to under eaves storage space.

FIRST FLOOR DOUBLE BEDROOM

11' 9" x 10' 1" (3.58m x 3.07m)

With radiator and rear garden views.

FIRST FLOOR BATHROOM

8' 9" x 6' 1" (2.67m x 1.85m)

Having panelled bath, pedestal wash hand basin, w.c and radiator.

OUTSIDE:

SINGLE GARAGE AND PARKING

The front of the property has a full width block paved driveway providing parking for several vehicles. Access at the side leads to the garage.

REAR GARDEN

The attractive rear garden enjoys a high degree of privacy. There is a area of lawn, paved patio and stone chippings and timber fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

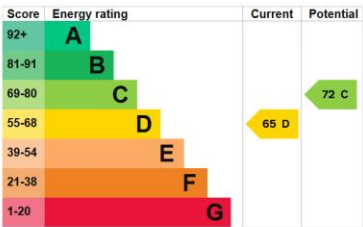
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

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

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

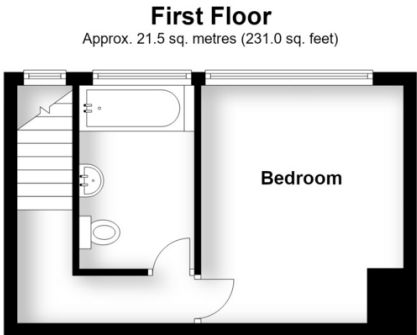
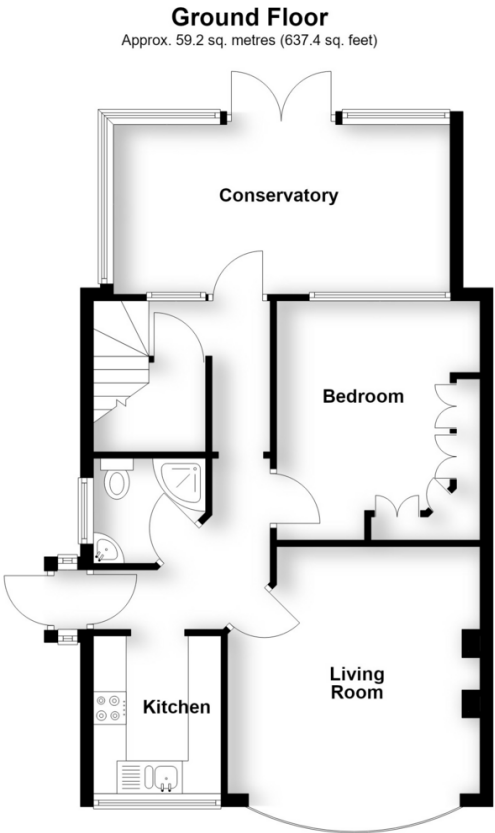


The graph shows this property's current and potential energy rating.

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



Total area: approx. 80.7 sq. metres (868.4 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



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