



JULIE PHILPOT
RESIDENTIAL



8 Park Close | Kenilworth | CV8 2JL

£389,950

A well presented, modernised semi detached property with an open plan feel including a large kitchen/diner linking through to the lounge plus a separate study/home office and cloakroom. On the first floor are three bedrooms and a family bathroom. Parking is easy with a full width block paved driveway and to the rear is a low maintenance garden with large terraced, perfect for outdoor dining and entertaining. This is a lovely property which is ready to move into with viewing highly recommended.

- Cul De Sac Location
- Driveway Parking
- Three Bedrooms
- Modern, Easy Living



Property Description

DOOR TO

ENTRANCE HALL

Having built in storage cupboard housing the gas boiler.

STUDY

11' 6" x 9' 3" (3.51m x 2.82m)

With space for workstation, fitted shelving and access to rear terrace.

CLOAKROOM

With w.c., radiator and circular vanity wash basin.

LOUNGE

16' 9" x 12' 7" (5.11m x 3.84m)

Having oak flooring with underfloor heating, smoke detector and understairs storage cupboard. Archway providing access to:

OPEN PLAN KITCHEN/DINER

16' 6" x 10' 9" (5.03m x 3.28m)

A super modern kitchen with plenty of space for a large dining table and chairs plus direct access to the rear terrace. In the kitchen is an extensive range of modern cupboard and drawer units set under complementary worktops which also extend to provide upstands. Integrated appliances to include dishwasher, four ring electric hob having extractor hood over and electric oven under. Space and housing for tall fridge/freezer. Tiled floor and two wall light points in dining area.

STAIRCASE TO FIRST FLOOR LANDING

With access to roof storage space. Smoke detector.

BATHROOM

Having 'p' shaped panelled bath with shower over and glazed shower screen, vanity wash basin with cupboard under and w.c. Complementary tiling.

BEDROOM ONE

13' 3" x 10' 0" (4.04m x 3.05m)

With radiator.

BEDROOM TWO

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

With radiator.

BEDROOM THREE

10' 2" x 6' 1" (3.1m x 1.85m)

With radiator and built in wardrobe/storage cupboard.

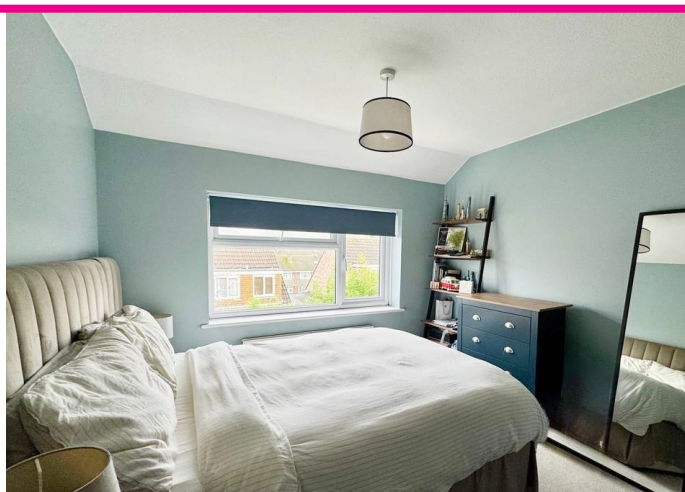
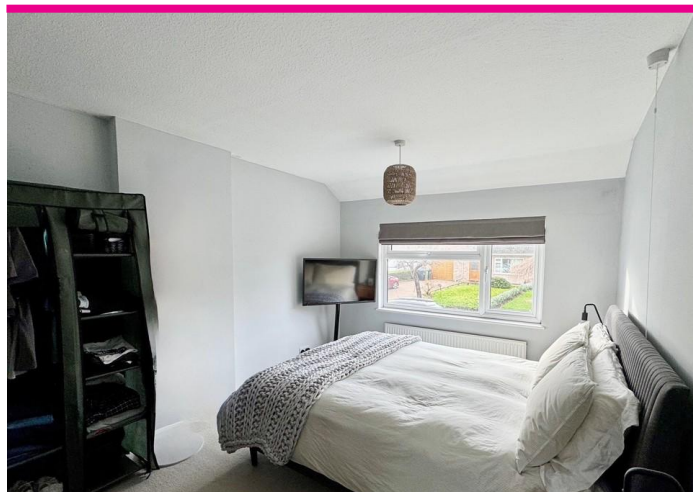
OUTSIDE

PARKING

To the front of the property is a full width block paved driveway.

REAR GARDEN

The rear garden has a full width terrace providing plenty of room for outdoor dining and entertaining, a couple of steps lead down to the area of lawn and a further storage area where there is a timber shed. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

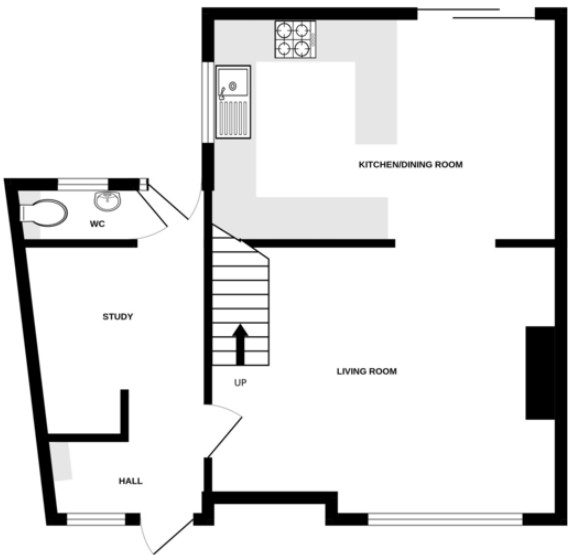
T: 01926 257540

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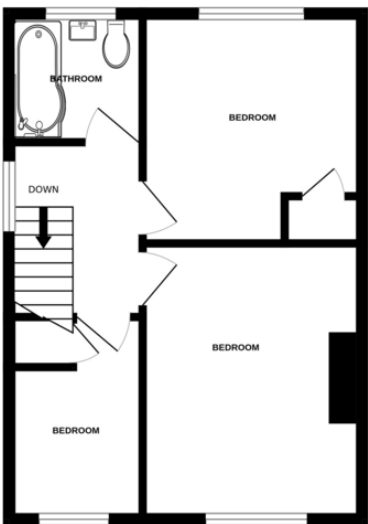
W: www.juliephilpot.co.uk

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

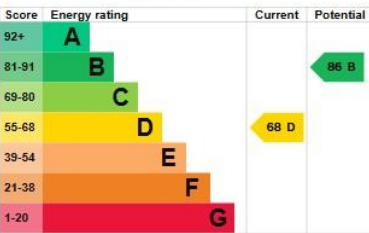


Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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