



JULIE PHILPOT
RESIDENTIAL

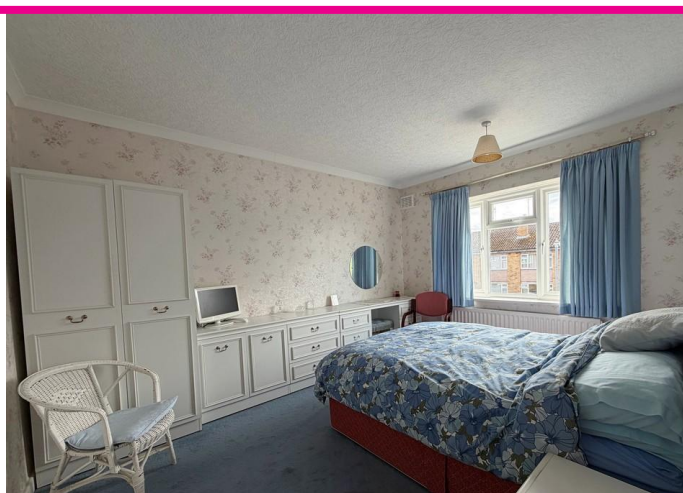


44 Grange Avenue | Kenilworth | CV8 1DD

A quietly located, traditional semi detached property with three bedrooms, two reception rooms, ample driveway parking plus a garage and nice gardens with the rear enjoying a high degree of privacy. This much loved family home offers great scope for further modernisation and/or extension if so desired. The location is highly sought after with open countryside, popular primary schools, the Castle, Abbey Fields and the old High Street all being within easy walking distance.

£385,000

- No Chain Involved
- Popular Castle Side of Town
- Three Bedrooms, Two Receptions
- Super Opportunity To Further Modernise



Property Description

DOOR TO

ENTRANCE HALL

With radiator and understairs storage cupboard.

CLOAKROOM

With w.c., wall mounted wash basin and complementary tiling.

LOUNGE

15' 0" x 11' 0" (4.57m x 3.35m)

With radiator and feature fireplace having gas fire. From the lounge open access leads to:

DINING ROOM

10' 5" x 9' 4" (3.18m x 2.84m)

Having a radiator and patio door providing direct garden access. This dining room is next to the kitchen and offers the opportunity for creating an open plan kitchen/diner if so desired.

KITCHEN

11' 8" x 8' 7" (3.56m x 2.62m)

With an extensive range of cupboard and drawer units having matching wall cupboards over. One and a half bowl sink unit, four ring gas hob, double oven with storage cupboards above and below. Wall mounted Potterton boiler. Space and plumbing for washing machine and recess providing space for fridge/freezer. Door to side entrance.

FIRST FLOOR LANDING

Having central heating thermostat and airing cupboard housing hot water cylinder. Access to roof storage space.

BEDROOM ONE

12' 5" x 11' 5" (3.78m x 3.48m)

With radiator, built in double wardrobe/storage cupboard and bedroom furniture to include wardrobes, drawer units and bedside tables.

BEDROOM TWO

11' 5" x 10' 0" (3.48m x 3.05m)

With rear garden views, radiator, built in double wardrobe and further storage cupboard and display unit.

BEDROOM THREE

9' 6" x 7' 0" (2.9m x 2.13m)

With radiator.

BATHROOM

Having panelled bath with Triton shower over and shower screen, Pedestal wash basin, w.c and fully tiled walls. Radiator.

OUTSIDE

SINGLE GARAGE & PARKING

To the side of the property is a long driveway which provides ample parking for several vehicles. There are timber double gates with access that leads to the single garage having an up and over door.

GARDENS

The front garden has been landscaped to provide low maintenance. The rear garden has a patio area, an area of lawn along with mature shrubbery borders and hedging. There is also an outdoor tap, fencing and timber shed which connects through to the garage.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

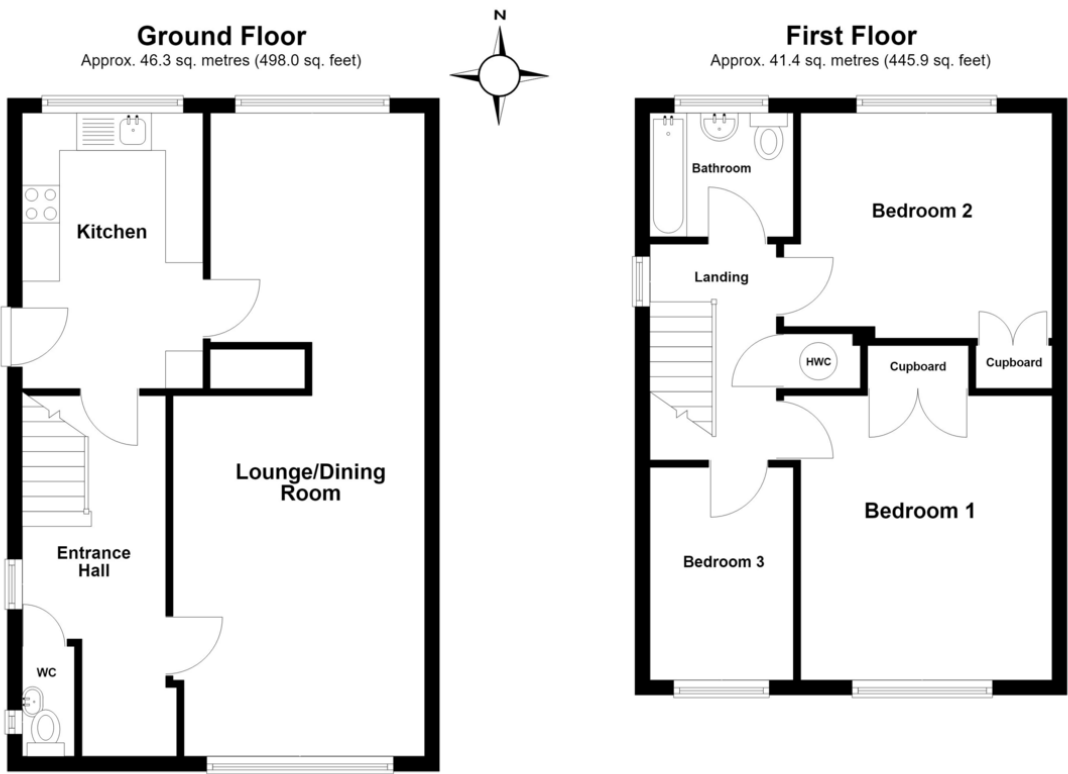
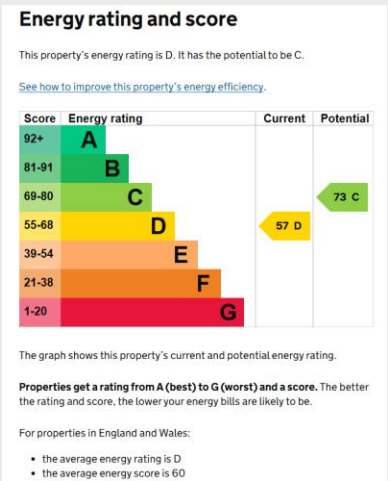
Strictly by appointment

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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