



JULIE PHILPOT
RESIDENTIAL



31 Henry Street | Kenilworth | CV8 2HL

£290,000

A superb opportunity to purchase a spacious and well planned period property benefitting from two double bedrooms, a large first floor bathroom, a modern fitted kitchen and three reception rooms. Outside is a sunny, south facing and easily maintained rear garden. This is an ideal home for a First Time Buyer, Investment Buyer or those looking for a spacious home to downsize to. The location is very popular being within an easy walk of the town centre, Abbey Fields, old High Street and Train Station.

- Viewing Essential
- No Chain Involved
- Two Double Bedrooms & Large Bathroom
- Lounge, Dining Room & Office/Breakfast Room



Property Description

DOOR TO

LOUNGE

12' 9" x 11' 9" (3.89m x 3.58m)

A spacious living room having a bay window, radiator and Uniclic wood flooring.

DINING ROOM

12' 1" x 10' 8" (3.68m x 3.25m)

With walk in understairs storage cupboard, Uniclic wood flooring, radiator and French double doors providing direct access to rear decking area. Steps down to:

MODERN KITCHEN

11' 6" x 7' 4" (3.51m x 2.24m)

Having a range of cream units set under contrasting worktops and having a matching range of wall cupboards. White enamel sink unit with mixer tap over, deep pan drawers, space and plumbing for washing machine (the washing machine may be available by separate negotiation). Built in four ring gas hob with stainless steel extractor hood over and electric oven under and tall integrated fridge/freezer. Tiled flooring and open access into:

BREAKFAST ROOM/OFFICE

8' 3" x 7' 3" (2.51m x 2.21m)

This room provides flexibility in use, it can be a study/home office, a sitting room or a breakfast room. French double doors provide direct garden access. Tiled floor, radiator and storage cupboard housing Vaillant gas boiler.

FIRST FLOOR LANDING

With access to roof storage space. Radiator.

BEDROOM ONE

11' 9" x 11' 0" (3.58m x 3.35m)

A good size double room with radiator and built in storage cupboard/wardrobe.

BEDROOM TWO

10' 9" x 9' 2" (3.28m x 2.79m)

With rear garden aspect and radiator.

LARGE BATHROOM

11' 6" x 7' 3" (3.51m x 2.21m)

A lovely large bathroom with panelled bath having shower and shower screen over, pedestal wash basin, w.c. timber wall panelling, radiator and extractor. Heated towel rail.

OUTSIDE

GARDENS

To the front of the property is a small and easily maintained garden with natural walling forming the boundary. The rear garden is a great feature to the house enjoying a south facing aspect and providing low maintenance with timber decking to the side a paved patio and further area with stone chippings. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

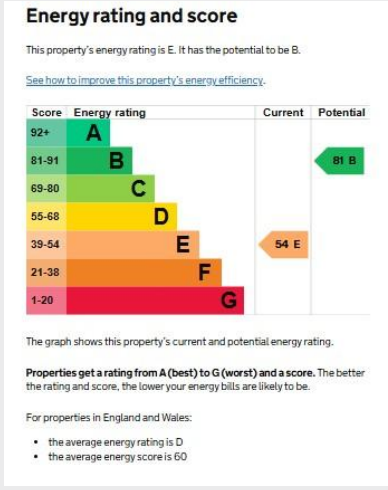
Strictly by appointment

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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