



JULIE PHILPOT
RESIDENTIAL

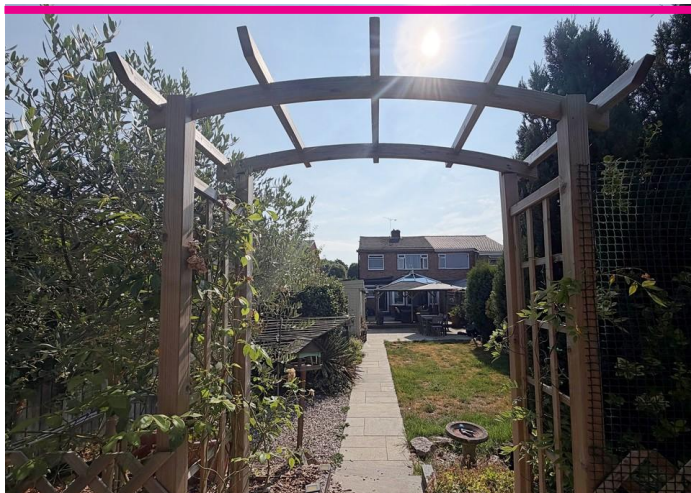


115 Farmer Ward Road | Kenilworth | CV8 2DH

A traditional 1960's property with the benefit of a large open plan kitchen/diner/conservatory, a separate lounge, garden office and outdoor gazebo for summer dining. The property has also had further alterations on the first floor in order to provide three double bedrooms, one with an en-suite. The house has been modernised whilst also offering scope for further improvement. To the outside is a sunny south west facing garden, well stocked and enjoying a high degree of privacy. The location is popular within easy reach of sought after local schools, the train station and town centre.

£429,950

- Three Double Bedrooms
- Garden Offices
- Open Plan Kitchen/Diner/Conservatory
- Garden and Full Width Driveway Parking



Property Description

DOOR TO

ENTRANCE HALL

With radiator and understairs storage cupboard.

CLOAKROOM

With radiator and w.c.

LOUNGE

18' 3" x 12' 0" (5.56m x 3.66m)

With radiator, feature fireplace and gas fire.

OPEN PLAN KITCHEN/DINER/CONSERVATORY

18' 5" x 15' 4" (5.61m x 4.67m) Extending to 20'6 in Conservatory/Diner

A large open plan area which is perfectly for families and couples alike with ample space for cooking, dining and relaxation. The kitchen area has a range of cupboard and drawer units with matching wall cupboards and two tall pull out larder units. Range cooker, integrated dishwasher and washing machine, space for side by side fridge/freezer and radiators. In the dining area is room for a table and chairs this then opens up into the conservatory having 'K' glass which is heat reflecting. French double doors lead to the rear garden.

FIRST FLOOR LANDING

With built in storage cupboard and access to roof storage space via pull down loft ladder. The gas combination boiler is located in the loft.

DOUBLE BEDROOM ONE

11' 9" x 11' 4" (3.58m x 3.45m)

Located to the rear of the house with garden views, wardrobe recess and radiator.

EN-SUITE

With shower, vanity wash basin having cupboard under, w.c. and heated towel rail.

DOUBLE BEDROOM TWO

12' 7" x 11' 3" (3.84m x 3.43m)

Located to the front of the property. Radiator.

DOUBLE BEDROOM THREE

9' 0" x 9' 2" (2.74m x 2.79m)

A third double bedroom located to the front with laminate floor and radiator.

BATHROOM

This room is a shower room with shower enclosure, vanity wash basin with cupboard under, w.c and heated towel rail.

OUTSIDE

PARKING

There is ample driveway parking for several vehicles with this property to the front and side of the house.

SINGLE GARAGE

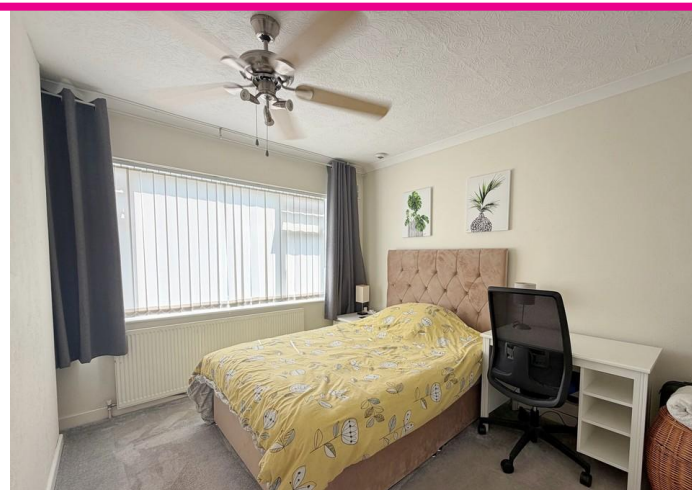
Having up and over door.

REAR GARDEN

Gated access at the side leads to the super rear garden which is generous in size, has a sunny south west facing aspect and offers the opportunity for a vegetable/kitchen garden to the rear if desired. The garden commences with a large patio and great size timber gazebo providing cover and shade for outdoor dining and entertaining year round. There is then an area of lawn with mature and well stocked shrubbery borders, timber trellis archway leads to the second part of the garden with additional storage.

GARDEN OFFICES

There are two timber garden offices in the garden with light and power connected.



Tenure

Freehold

Council Tax Band

D

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 1/2025



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