



43 St. Johns Street | Kenilworth | CV8 1FT

£249,950

A well planned and spacious mid terraced period property within a short walk of the town centre's excellent social, shopping and commuting facilities. This super home is an ideal first time purchase, and investment property or for those who are looking to downsize but still looking for a roomy home. The property benefits from gas central heating, there are two great size bedrooms along with a modern bathroom and kitchen/breakfast room. The lounge has direct access to the rear garden and a fireplace which can provide an open fire if desired.

- Viewing Essential
- Available With 'No Chain'
- Two Bedroomed Period Home
- Convenient Location



Property Description

DOOR TO

KITCHEN/BREAKFAST ROOM

14' 5" x 9' 3" (4.39m x 2.82m)

Having an extensive range of cupboard and drawer units with matching wall cupboards and lots of worktop space. Stainless steel one and a half bowl sink unit. Neff four ring electric hob with electric oven under, space for tall fridge/freezer and plumbing for dishwasher and washing machine. The white goods in the kitchen may be included within the sale. Cupboard housing wall mounted Worcester gas boiler. Radiator and tiling.

LOUNGE/DINER

14' 4" x 12' 9" (4.37m x 3.89m)

With high ceiling, door leading to the rear garden, tv aerial connection, dado rail and radiator. Understairs storage cupboard and fireplace which can be used as an open fire or to have a log burner installed if desired, the chimney will need to be swept as it has not been used for some time. From lounge a door and stairs lead to:

FIRST FLOOR LANDING

With smoke detector.

DOUBLE BEDROOM

14' 4" x 9' 7" (4.37m x 2.92m)

With radiator and telephone point.

BEDROOM TWO

9' 8" x 8' 5" (2.95m x 2.57m)

With laminate flooring, rear garden views, radiator and high level storage space.

BATHROOM

With modern suite comprising panelled bath with shower and glazed shower screen, w.c., pedestal wash basin and heated towel rail. Large built in linen storage cupboard.

OUTSIDE

REAR GARDEN

The rear garden enjoys a sunny south facing aspect and is easily maintained with an area of lawn, stone chipping seating area, conifer hedging provides screening to the rear where there is an additional storage space and brick built store. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

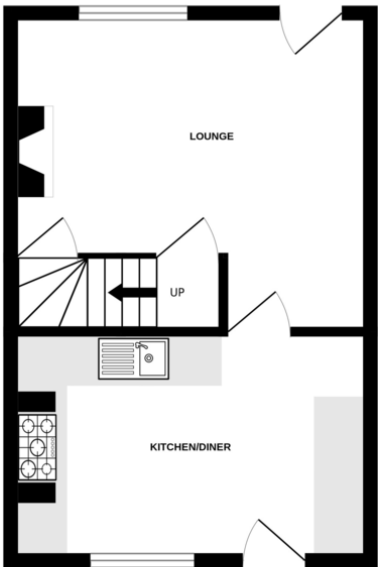
T: 01926 257540

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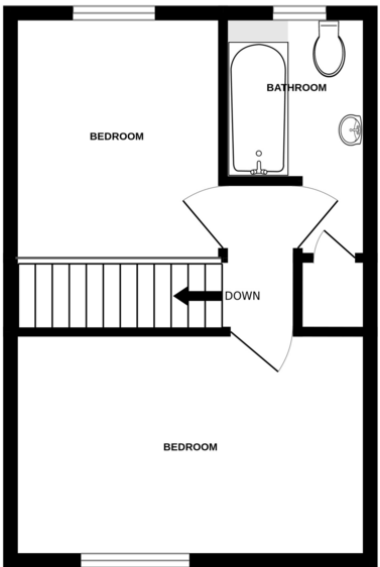
W: www.juliephilpot.co.uk

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
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.

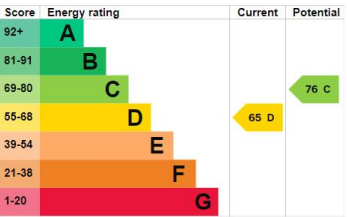


TOTAL FLOOR AREA : 626 sq.ft. (58.2 sq.m.) approx.

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