



JULIE PHILPOT
RESIDENTIAL



33 Randall Road | Kenilworth | CV8 1JX

Located in a very popular residential location is this spacious end terraced mature property with three bedrooms and a loft conversion, this home provides a superb opportunity for full modernisation and improvement affording the option to create open plan living if so desired. The road is highly sought after with Abbey Fields, Kenilworth Castle, open countryside, primary schools along with shopping, social and recreational facilities all within just a few minutes walk. There is also the added benefit of driveway parking to the front, a large double size garage and a sunny, larger than average garden to the rear.

£425,000

- Viewing Essential
- Three Bedrooms & Loft Bedroom
- Modernisation Required
- Sought After Town Location



Property Description

DOOR TO

ENTRANCE HALL

With tiled floor, radiator and understairs storage cupboard.

CLOAKROOM

With w.c., corner wash basin and extractor.

LOUNGE/DINER

26' 7" x 14' 0" (8.1m x 4.27m) Max

This large through lounge/diner would have originally been two separate reception rooms and can easily be converted back to two rooms again if so desired. There are two radiators and in the lounge area is a bay window and open fireplace, whilst in the dining area is space for dining table and chairs.

CONSERVATORY

15' 6" x 10' 8" (4.72m x 3.25m)

With two radiators and French double doors to the rear garden.

EXTENDED KITCHEN/BREAKFAST

17' 6" x 8' 3" (5.33m x 2.51m)

Having a range of cupboard and drawer units with matching wall cupboards, one and a half bowl sink unit with mixer tap over, space and plumbing for washing machine and dishwasher plus space for fridge and freezer. Four ring gas hob, extractor hood and electric double oven.

FIRST FLOOR LANDING

BEDROOM ONE

14' 4" x 11' 2" (4.37m x 3.4m) Into Bay
With radiator.

BEDROOM TWO

13' 1" x 11' 9" (3.99m x 3.58m)

With radiator, feature fireplace and exposed floorboards.

BEDROOM THREE

8' 8" x 7' 2" (2.64m x 2.18m)

With radiator.

BATHROOM

9' 4" x 6' 0" (2.84m x 1.83m)

Having panelled bath with mixer tap/shower attachment over, w.c., pedestal wash basin and separate shower enclosure.

LOFT ROOM

20' 0" x 6' 5" (6.1m x 1.96m)

A large bedroom with radiator and access to under eaves storage space.

OUTSIDE

FRONT DRIVEWAY

To the front of the property is driveway parking with mature shrubbery hedging to the side boundary.

REAR GARDEN

The mature rear garden has a sunny south facing aspect, is larger than average has a patio area, lawn and well established shrubbery borders.

DOUBLE GARAGE

To the rear of the garden is a double size garage.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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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.](#)

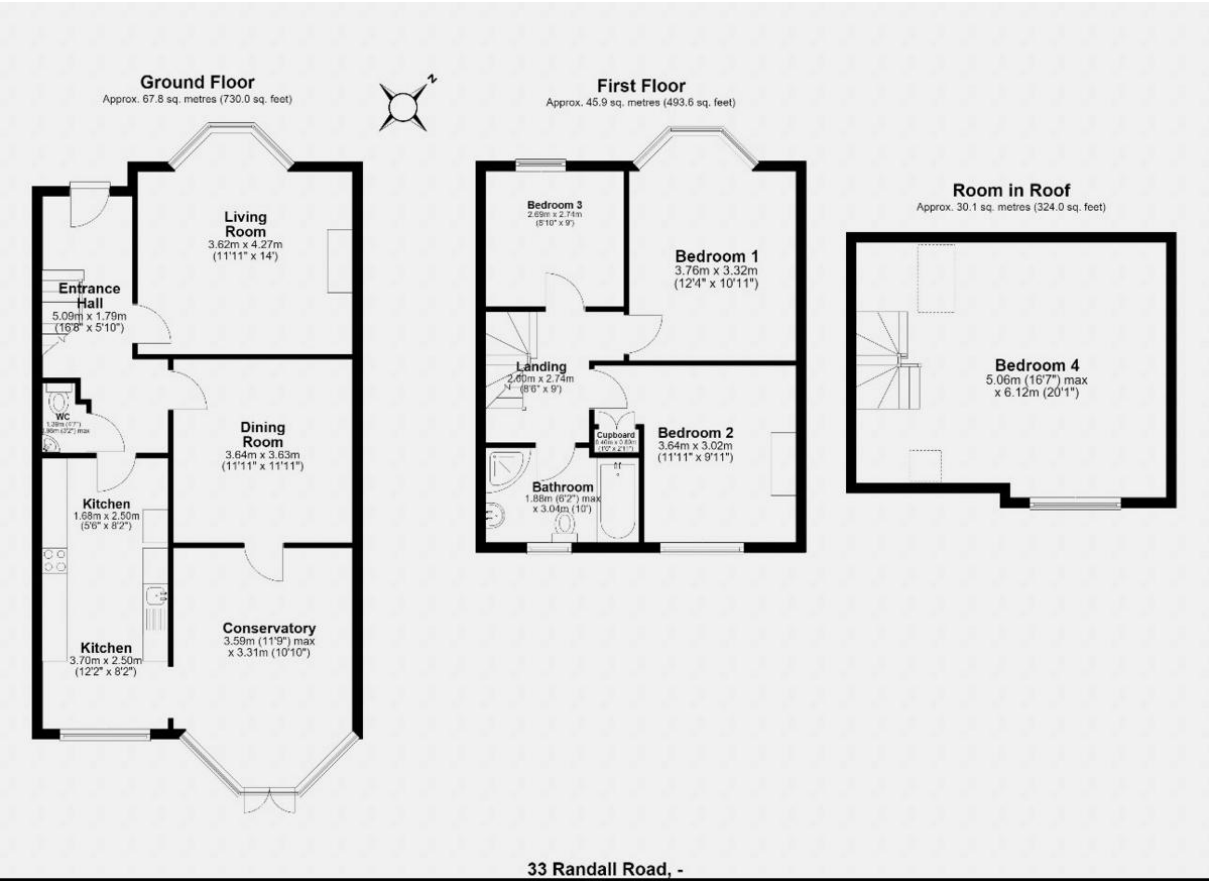
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



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