



JULIE PHILPOT  
RESIDENTIAL



## 18 Bertie Road | Kenilworth | CV8 1JP

£295,000

A very conveniently located town centre semi-detached house with the benefit of two good sized bedrooms and a lounge/diner with direct rear garden access. The house also has many brand new carpets, allocated parking, is immediately available with 'No Chain' Involved and offers the opportunity for further improvement. This property is in an enviable location with all the excellent local social amenities, Abbey Fields, Castle, supermarkets, doctors, dentists, bus and train services all within a short walk.

- No Chain Involved
- Ideal First Time Home/Investment Property
- Two Bedrooms
- Allocated Parking



## Property Description

### **DOOR TO**

### **ENCLOSED RECEPTION HALL**

This is a very useful enclosed entrance to the property, ideal for also any deliveries that may be received. There is a large feature window and a further door to:

### **ENTRANCE HALL**

With radiator and undertairs storage space.

### **KITCHEN**

10' 0" x 5' 6" (3.05m x 1.68m)

Located to the front of the property having a range of cupboard and drawer units with matching wall units and contrasting worktops. One and a half bowl sink unit, space and plumbing for washing machine, space for tall fridge/freezer and slot in gas cooker.

### **LOUNGE/DINER**

16' 3" x 12' 2" (4.95m x 3.71m)

This room is located to the rear of the property with French double doors that provide direct garden access. There is also a feature fireplace, radiator and built in storage units to the side with display shelving over.

### **FIRST FLOOR LANDING**

With access to roof storage space.

### **BEDROOM ONE**

10' 7" x 9' 6" (3.23m x 2.9m)

With radiator and range of built in wardrobes.

### **BEDROOM TWO**

9' 3" x 8' 6" (2.82m x 2.59m)

Having radiator and built in wardrobe/storage cupboard also housing the Vaillant gas boiler.

## BATHROOM

With a panelled bath having shower and glazed screen, pedestal wash basin, w.c., tiling and radiator.

## OUTSIDE

## PARKING

There is an allocated car parking space on the driveway to the side of the property.

## GARDENS

There is a small garden to the front with shrubs and dwarf walling forming the front boundary. The rear garden is in a courtyard style to provide low maintenance with paving, mature hedging and a gate to the rear. Timber garden shed.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

# Contact Details

**T:** 01926 257540

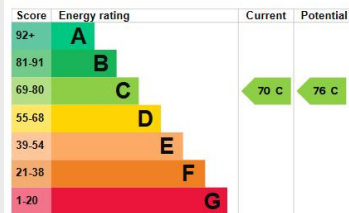
**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



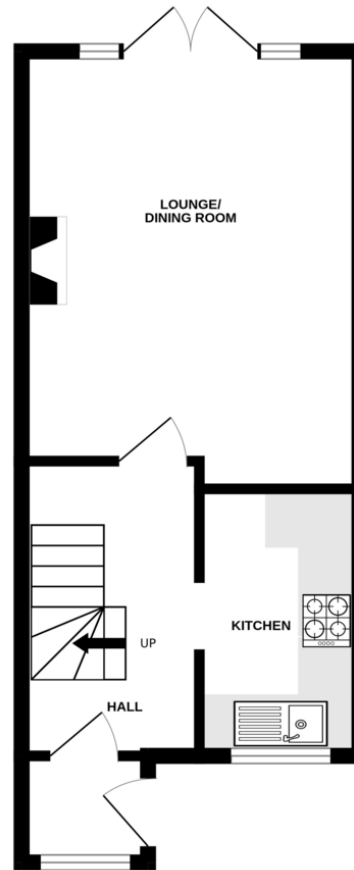
The graph shows this property's current and potential energy rating.

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.

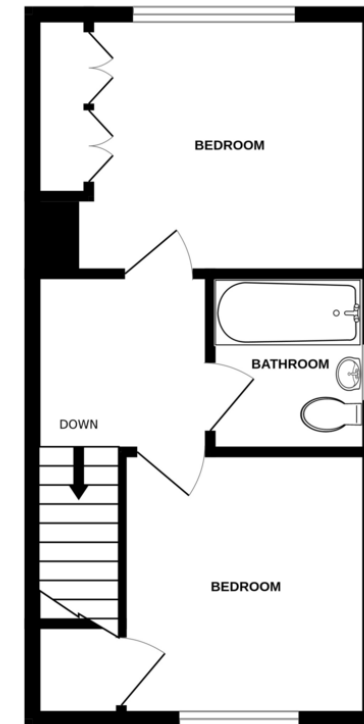
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



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