



JULIE PHILPOT
RESIDENTIAL



84 Ebourne Close | Kenilworth | CV8 2QL

A well presented Freehold one bedroomed house with garden and parking space. The property is well presented and is immediately available with 'No Chain' involved. The property is double glazed and is a popular design with a lounge/diner, separate kitchen, large double bedroom and first floor shower room. The location is very popular within an easy walk of local shops, parks, train station and the town centre.

£174,950

- No Chain Involved
- One Bedroom House
- Parking Space
- Convenient Location



Property Description

DOOR TO

LOUNGE/DINER

15' 6" x 13' 5" (4.72m x 4.09m)

A light and airy room with dual aspects, feature spiral staircase, laminate flooring, wall mounted Dimplex heater and tv aerial connection. Understairs storage space.

KITCHEN

6' 5" x 6' 0" (1.96m x 1.83m)

Having a range of cupboard and drawer units with matching wall cupboards, stainless steel sink, new four ring induction hob with oven under and space for tall fridge/freezer. Space for washing machine.

FIRST FLOOR

DOUBLE BEDROOM

13' 6" x 8' 1" (4.11m x 2.46m)

With dual aspects, new carpeting and built in double wardrobe. Airing cupboard housing insulated hot water cylinder and access to roof storage space.

BATHROOM

Having a corner shower enclosure, pedestal wash basin, w.c and complementary tiling.

OUTSIDE

GARDEN

There is an enclosed garden with the property with an area of lawn and a timber gate providing access.

PARKING

To the rear of the property is the parking space.



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

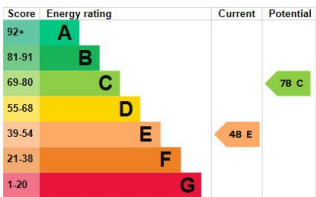
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

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

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



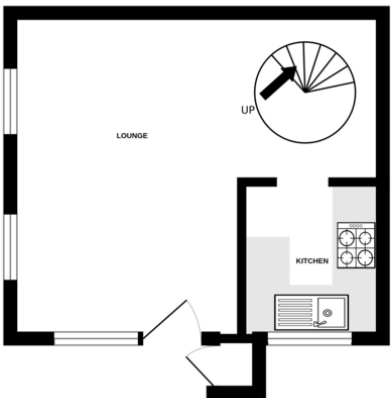
The graph shows this property's current and potential energy rating.

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.

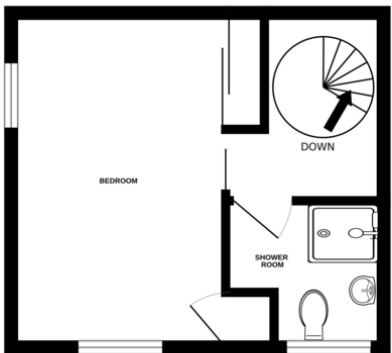
For properties in England and Wales:

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

GROUND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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