



JULIE PHILPOT  
RESIDENTIAL



### 3 St. Nicholas Avenue | Kenilworth | CV8 1JU

£335,000

A much improved, modernised and extended semi detached property within an easy walk of the town centre and open countryside. This is a lovely home with many benefits to include a modern refitted bathroom with separate shower, a lounge with an open fire and an open plan kitchen/diner having French doors providing direct access to the sunny, south west facing large rear garden. In addition is a ground floor cloakroom and on the first floor two good size double bedrooms. Outside is the large garden with a garage for storage to the rear and to the front is driveway parking for two vehicles.

- Viewing Essential
- Spacious, Well Planned, Modernised Home
- Two Double Bedrooms
- Re-fitted Bathroom With Separate Shower



## Property Description

### DOOR TO

### ENTRANCE HALL

With staircase to first floor and door to:

### LOUNGE

14' 4" x 12' 2" (4.37m x 3.71m)

With walk in bay window, fireplace with open fire and radiator. Door to:

### OPEN PLAN 'L' SHAPED KITCHEN/DINER

15' 6" x 15' 2" (4.72m x 4.62m) max

Having been remodelled by the present seller to open up the kitchen and dining room into one area which works really well. In the dining area is space for dining table and chairs, French double doors to the garden and tall wall mounted radiator. In the kitchen is a modern range of white cupboard and drawer units with matching wall cupboards. One and a half bowl sink unit, space and plumbing for slimline dishwasher, four ring gas hob with extractor hood over and double oven under. Space and plumbing for washing machine and space for tall fridge/freezer.

### CLOAKROOM

With w.c and wall mounted wash basin, extractor, radiator and door to useful walk in storage having wall mounted Baxi gas boiler and fitted shelving.

### FIRST FLOOR LANDING

### DOUBLE BEDROOM ONE

14' 1" x 10' 0" (4.29m x 3.05m) Max

A large double room located to the front of the house and having built in wardrobes with sliding doors and matching dressing table unit with drawers under. Picture rail, radiator and two wall light points.



## DOUBLE BEDROOM TWO

11' 9" x 9' 2" (3.58m x 2.79m)

A second double room located to the rear of the house and overlooking the rear garden. Radiator, picture rail, telephone and broadband connections. Access to roof storage space via pull down loft ladder.

## RE-FITTED BATHROOM

A modern bathroom with panelled bath having a mixer tap/shower attachment, vanity wash basin with side storage and cupboard under, w.c. and separate corner shower enclosure with glazed screen door. Wall mounted storage cupboard, fully tiled walls and heated towel rail.

## OUTSIDE

### PARKING

There is ample driveway parking for two vehicles to the front of the property.

### REAR GARDEN

Gated access at the side leads to the good size rear garden enjoying a sunny south west aspect and having a large paved patio an area of lawn and borders with timber fencing forming the boundaries. To the rear of the garden is GARAGE for storage purposes.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

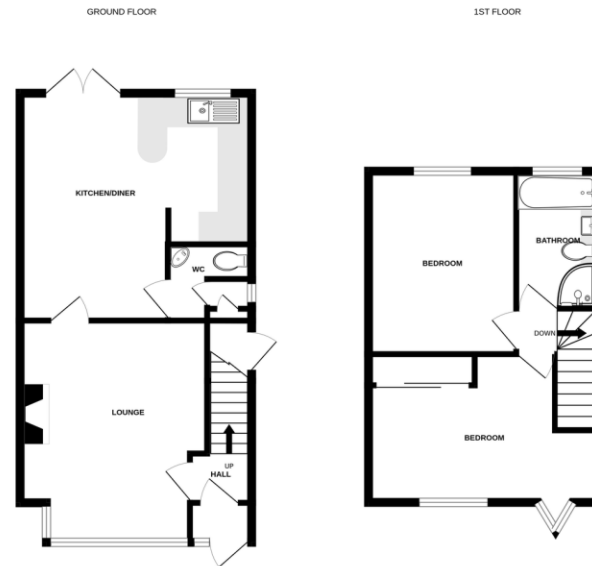
## Contact Details

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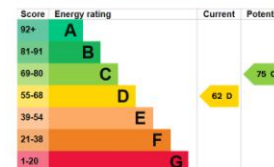


Measurements are approximate. Not to scale. Illustrative purposes only.  
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### Energy rating and score

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

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



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