



JULIE PHILPOT  
RESIDENTIAL



27 St. Nicholas Avenue | Kenilworth | CV8 1JU

£325,000

A superb, recently modernised semi detached home with two double bedrooms, open plan living with bi-fold doors to the conservatory and good size sunny south west facing rear garden. This immaculate home provides light and airy living and is also in a very popular residential location within an easy walk of the town centre, Abbey Fields, Castle Farm and open countryside. It is immediately available with 'No Chain'

- No Chain Involved
- Two Double Bedrooms
- Recently Modernised & Re-fitted
- Driveway Parking



## Property Description

### DOOR TO

### ENTRANCE HALL

With staircase to first floor.

### LOUNGE

11' 8" x 12' 2" (3.56m x 3.71m)

Having wall mounted TV bracket, understairs storage cupboard and radiator.

### OPEN PLAN KITCHEN/DINING AREA

15' 3" x 10' 4" (4.65m x 3.15m)

### DINING AREA

In the dining area is plenty of space for a dining table and chairs plus bi-fold doors that lead into the conservatory.

### KITCHEN

A modern refitted kitchen having an extensive range of cupboard and drawer units with matching wall cupboards and plenty of worktop space. One and a half bowl composite sink unit with mixer tap over and integrated slimline dishwasher under. Four ring gas hob having glass splash back and extractor over with Neff 'hide and slide' electric oven under. Integrated fridge/freezer.

### CONSERVATORY

9' 5" x 5' 6" (2.87m x 1.68m)

A nice sunny seating area with direct patio garden access. To the side is a useful built in utility with space and plumbing for a washing machine, space above for tumble dryer and further storage space for Hoover and brooms.

### FIRST FLOOR LANDING

### BEDROOM ONE

13' 8" x 10' 0" (4.17m x 3.05m)

A large double room located to the front having a wall to wall range of built in wardrobes. Radiator.

## BEDROOM TWO

11' 9" x 9' 3" (3.58m x 2.82m)

A super second double bedroom located to the rear enjoying garden views. Radiator and built in wardrobe with hanging rail and fitted shelving in a contemporary modern open style.

## BATHROOM

9' 1" x 5' 6" (2.77m x 1.68m)

A fully tiled bathroom with panelled bath, shower over and glazed shower screen. Pedestal wash hand basin, W.C and heated towel rail. Xpelair extractor fan and shelved storage cupboard housing Vaillant gas boiler.

## OUTSIDE

### PARKING

There is ample driveway parking to the front of the property which is block paved. Gated access at the side leads to the rear garden.

### REAR GARDEN

This lovely rear garden enjoys a sunny south-west facing aspect, a private patio/seating area with an area of lawn and attractive shrubbery borders. To the rear of the property is a large timber shed. Timber fencing forms the boundaries.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

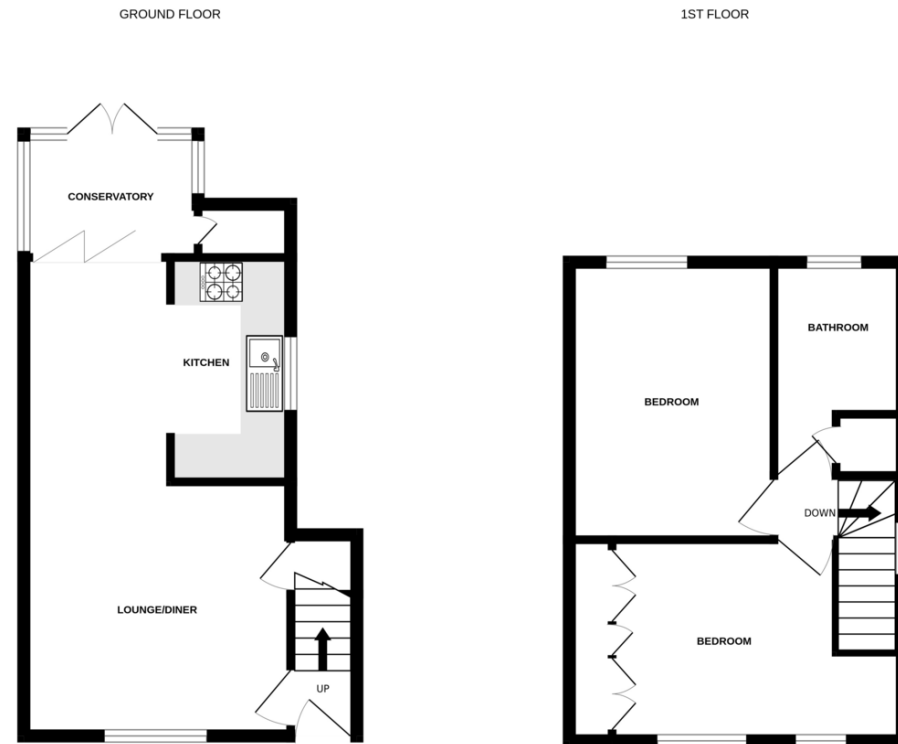
Strictly by appointment

## Contact Details

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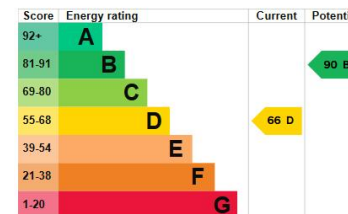
Measurements are approximate. Not to scale. Illustrative purposes only  
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### Energy rating and score

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

[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