



JULIE PHILPOT
RESIDENTIAL



94 Henry Street | Kenilworth | CV8 2HJ

£265,000

A traditional period property benefitting from many original features to include stripped floorboards, feature fireplaces and internal doors with the modern convenience of gas central heating and double glazed sash windows. A lovely character home also available with 'No Chain'.

- Two Bedrooms, First Floor Bathroom
- Two Reception Rooms
- Garden and Outside Store to Rear
- Popular and Mature Location



Property Description

DOOR TO:

DINING ROOM

12' 5" x 8' 4" (3.78m x 2.54m)

Having feature fireplace, radiator, double glazed sash window and exposed original floorboards. Door to:

LOUNGE

12' 5" x 8' 6" (3.78m x 2.59m)

With feature stone flooring, radiator, double glazed sash window and built in understairs storage cupboard. Both of these reception rooms work well as social and dining space and can be interchangeable.

KITCHEN

7' 7" x 7' 2" (2.31m x 2.18m)

Having a range of cupboard and drawer units with matching wall cupboards, space and plumbing for washing machine and space for tall fridge/ freezer. Half bowl stainless steel sink unit and four ring hob with double oven under.

STAIRCASE TO FIRST FLOOR LANDING:

BEDROOM ONE

12' 6" x 8' 4" (3.81m x 2.54m)

With radiator, feature fireplace, double glazed sash window, wardrobe recess and original floorboards.

BEDROOM TWO

8' 1" x 8' 6" (2.46m x 2.59m)

With original exposed floorboards, radiator and double glazed sash window.

INNER HALL

With feature fireplace and door to:

BATHROOM

7' 8" x 7' 3" (2.34m x 2.21m)

Having panelled bath with shower and curtain rail over, pedestal wash hand basin, w.c and radiator. Built in storage cupboard housing the gas boiler.

OUTSIDE

There is a small front garden with pathway to the property and slate chippings for easy maintenance, dwarf walling forms the front boundary. A gate at the side leads to the rear garden with seating area, lawn and shrubs. Timber fencing forms the boundaries. There are two outside stores.



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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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



Total area: approx. 60.7 sq. metres



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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