



JULIE PHILPOT  
RESIDENTIAL



## 8 Turton Way | Kenilworth | CV8 2RT

£295,000

A well planned semi detached property with ample driveway parking for several vehicles along with two double bedrooms, modern kitchen and bathroom and lounge/diner with bi-fold doors providing direct access to the rear garden. The property is also immediately available with 'No Chain' involved. The area is very popular being within easy reach of local schools, social, sporting and shopping amenities.

- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- Block Paved Driveway Parking
- No Chain Involved



## Property Description

### DOOR TO

### ENTRANCE HALL

With radiator, telephone point and downstairs storage cupboard.

### KITCHEN

10' 9" x 5' 8" (3.28m x 1.73m)

Located to the front of the property with dual aspect windows and an extensive range of modern white cupboard and drawer units with matching wall cupboards and complementary round edged worksurfaces. Space for tall fridge/freezer, space and plumbing for washing machine, built in four ring gas hob with electric oven under and stainless steel extractor hood over. Cupboard housing Worcester gas boiler.

### LOUNGE/DINER

13' 9" x 11' 8" (4.19m x 3.56m)

To the rear of the house with bi-fold doors providing direct access to the rear garden. Radiator, dimmer switch and tv aerial connection.

### FIRST FLOOR LANDING

With access to roof storage space.

### DOUBLE BEDROOM

11' 9" x 8' 9" (3.58m x 2.67m)

With rear garden views and radiator.

### DOUBLE BEDROOM

9' 2" x 8' 6" (2.79m x 2.59m) Exc Wardrobes

Having large double wardrobe and further wardrobe/storage cupboard. Radiator.

### BATHROOM

A fully tiled modern bathroom with 'p' shaped bath, shower and glazed shower screen. Vanity basin with cupboard under and w.c. Heated towel rail.



## OUTSIDE

### PARKING

The front and side of the property has been block paved to provide ample parking for several vehicles.

### REAR GARDEN

The rear garden has an area of lawn and full width block paved patio.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

# Contact Details

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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

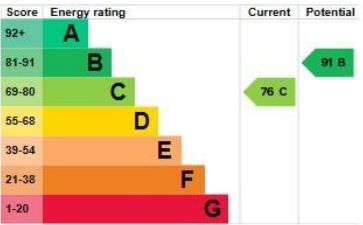


Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Energy rating and score

This property's energy rating is C. 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