



JULIE PHILPOT
RESIDENTIAL



20 Redfern Avenue | Kenilworth | CV8 2NA

£295,000

A much improved, well presented and well planned mid terraced property which is immediately available with 'No chain' involved and is ready to move straight into. There are three good size bedrooms, a modern bathroom, ground floor cloakroom, separate lounge and an open plan kitchen/diner to the rear with appliances included in the sale and patio doors that lead to the south facing rear garden. There is a large car park close to the property. Schools, shops and bus services are all easily walkable.

- Modern Mid Terraced Home
- Ready To Move Into & No Chain
- Three Bedrooms
- Kitchen/Diner With Appliances Included



Property Description

DOOR TO

ENTRANCE HALL

With light oak laminate flooring, understairs storage space, radiator and large built in storage cupboard plus a further storage/meter cupboard.

CLOAKROOM

With w.c and vanity wash basin.

LOUNGE

14' 6" x 11' 2" (4.42m x 3.4m)

With radiator, tv aerial connection, telephone connection and Virgin media connection point. Door to

KITCHEN/DINER

17' 5" x 12' 0" (5.31m x 3.66m)

A modern open plan kitchen diner with a range of gloss cupboard and drawer units, matching wall cupboards with lighting under and solid oak worktops. The kitchen appliances include a tall fridge/freezer, Indesit double oven, five burner gas hob, stainless steel extractor hood and washing machine all are included in the sale.

FIRST FLOOR LANDING

With built in store cupboard housing the Vaillant gas boiler. Access to roof storage space.

BEDROOM ONE

14' 6" x 11' 4" (4.42m x 3.45m)

With radiator and telephone point.

BEDROOM TWO

11' 6" x 10' 6" (3.51m x 3.2m)

With radiator.

BEDROOM THREE

9' 1" x 8' 5" (2.77m x 2.57m)

With radiator and built in storage cupboard/wardrobe.

MODERNISED BATHROOM

Having panelled bath with fixed head and hand held shower attachment and glazed shower screen.

Pedestal wash basin, w.c and radiator.

Complementary tiling and tall wall mounted cabinet.

OUTSIDE

GARDENS

The front garden has an area of lawn with a few steps that lead to the property entrance. The rear garden has a sunny aspect and is low maintenance having a brick patio in a herringbone design. There is also a brick built store, timber fencing and a gate providing pedestrian access to the rear.

PARKING

It is on street parking and there is also a large car park adjacent. Several owners have created off road parking to the front which would require a new owner obtaining the necessary permissions and consents.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

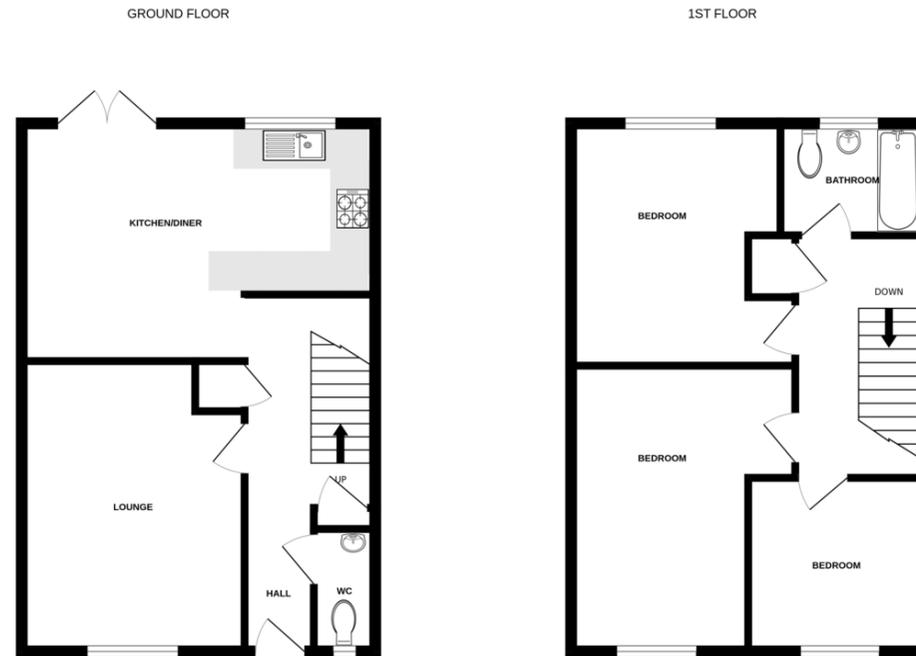
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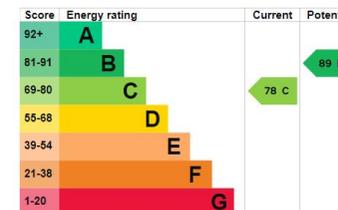


Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is 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