



JULIE PHILPOT
RESIDENTIAL



10 Regency Drive | Kenilworth | CV8 1JE

A very stylish, well-presented and spacious home situated in a quiet position ideal for an easy walk into town with shops, restaurants and train station all accessible in a few minutes. This very spacious home has been extended on the ground floor to provide a larger kitchen/breakfast and lounge/diner. The property also benefits from three double bedrooms, there is the potential to restore to four bedrooms as in the original build, if so desired. There are two doubles on the first floor along with the bathroom and on the second floor is a very large bedroom with shower en-suite with the potential to create a full en-suite bathroom if required. The gardens are easy to maintain with the rear enjoying a sunny southwest aspect and there is a garage right next to the property.

£405,000

- Three Double Bedrooms
- Garage
- Viewing Essential
- Ready To Move Into



Property Description

DOOR TO

ENTRANCE HALL

With radiator, Amtico flooring and downstairs storage cupboards.

CLOAKROOM

Having w.c. and vanity basin with cupboard under.

KITCHEN/BREAKFAST ROOM

14' 1" x 11' 8" (4.29m x 3.56m)

Having an extensive range of cupboard and drawer units with matching wall cupboards and space for breakfast table and chairs. Space and plumbing for dishwasher and washing machine, space also for tall fridge/freezer. Stainless steel sink, four ring gas hob, electric double oven and extractor. Tall radiator and natural stone Travertine flooring.

LOUNGE/DINER

18' 2" x 16' 3" (5.54m x 4.95m)

A stylish and spacious living room with feature fireplace and modern contemporary fitted fire, bay window and French doors leading to the rear garden. Radiator and Amtico flooring.

FIRST FLOOR LANDING

With built in storage cupboard.

BATHROOM

Having panelled bath with fixed head and handheld shower attachment, w.c. and vanity basin with cupboard under. Fully tiled walls and heated towel rail.

DOUBLE BEDROOM

12' 8" x 7' 6" (3.86m x 2.29m)

With bay window, radiator and built in wardrobe.

LARGE DOUBLE ROOM

13' 6" x 13' 4" (4.11m x 4.06m) Max

A large double bedroom which was originally two separate bedrooms and can easily be converted back if desired. Rear garden views, built in double wardrobe and radiator.

SECOND FLOOR LANDING

Having a large walk in storage cupboard.

LARGE DOUBLE BEDROOM

21' 1" x 10' 2" (6.43m x 3.1m)

A large bedroom with rear garden views and radiator. This room has plenty of space for a dressing area and wardrobes plus room for a large en-suite if a buyer chooses.

EN-SUITE SHOWER

Having a corner shower enclosure with glazed shower screen and pedestal wash basin

OUTSIDE

SINGLE GARAGE

The garage is next to the property and has an up and over door.

GARDENS

The front and rear gardens have been landscaped to provide low maintenance and have stone chippings, mature shrubs and paving along with, in the rear garden, attractive shrubs in the borders and sunny seating areas. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

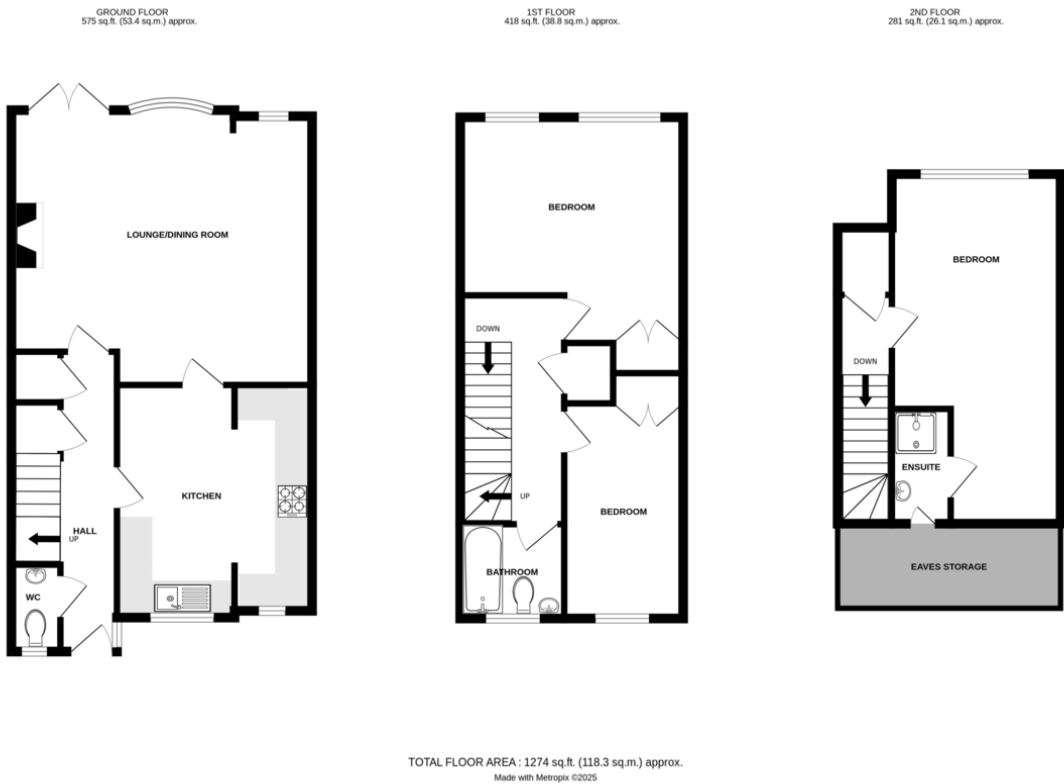
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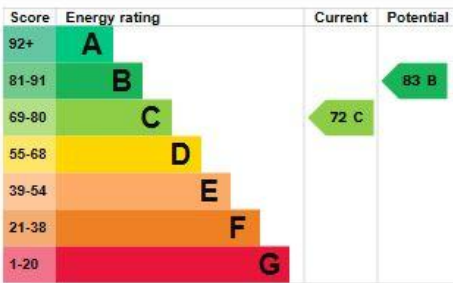
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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.