



JULIE PHILPOT
RESIDENTIAL



94 Arthur Street | Kenilworth | CV8 2HG

£325,000

A super opportunity to purchase this extended semi detached home with lots of driveway parking, two double bedrooms and generous ground floor living space to include an open plan lounge/diner and large kitchen with plenty of storage and appliances are included. The location is ideal for all local amenities it is a small cul de sac with the town, Abbey Fields, old High Street all being within easy walking distance.

- Extended Semi Detached House
- Ample Driveway Parking
- Two Double Bedrooms
- Large Kitchen With Appliances



Property Description

DOOR TO

OPEN PLAN LOUNGE/DINER AND HALL

19' 8" x 5' 2" (5.99m x 1.57m)

With staircase to first floor, bay window with oak sill, anthracite radiator and log burner with oak mantel over. Purpose built handle-less under stairs storage cupboards and in the dining area there is space for a dining room furniture. Radiator.

EXTENDED KITCHEN

11' 5" x 14' 8" (3.48m x 4.47m)

A modern, extended kitchen providing plenty of space with an extensive range of worktops, glass upstands and a large amount of cream cupboard and drawer units with matching wall units, one and a half bowl white enamel sink unit having mixer tap over and deep drawers under. Beko range cooker with feature glass splashback and extractor hood over. Space and plumbing for dishwasher if required. Tall pull out larder units, side by side fridge freezer, space and plumbing for a washing machine and personal side entrance door.

FIRST FLOOR LANDING

With access to the roof space via pull down loft ladder.

DOUBLE BEDROOM ONE

15' 2" x 10' 1" (4.62m x 3.07m)

A large bedroom having modern anthracite radiator and a built in wardrobe with two double doors.

DOUBLE BEDROOM TWO

9' 7" x 8' 8" (2.92m x 2.64m)

A second double bedroom overlooking the rear garden and having a modern anthracite radiator and wooden flooring.

BATHROOM

A modern bathroom with a panelled bath having shower over and glazed shower screen. Vanity wash basin with storage under and concealed cistern W.C. Complementary tiling and heated towel radiator.

OUTSIDE

LARGE GARAGE

A larger than average garage having light, power and under eaves storage. to the rear of the garage is an outside tap. To the front of the garage is an EV Charging point.

PARKING

The front of the property provides full width driveway parking for several vehicles which is a great advantage to this home.

REAR GARDEN

The rear garden enjoys a sunny aspect, there is a large full width patio area which is perfect for summer entertaining and bbq's a couple of steps then leads up to the area of lawn with a further hardstanding area to the rear of the garden for a shed. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

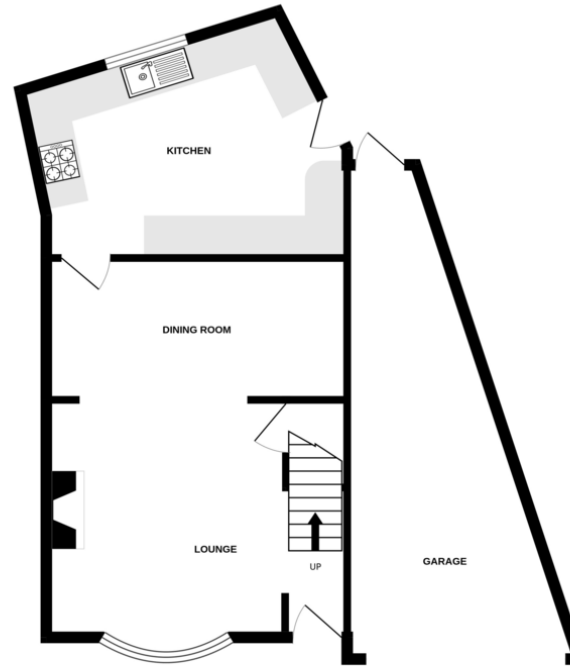
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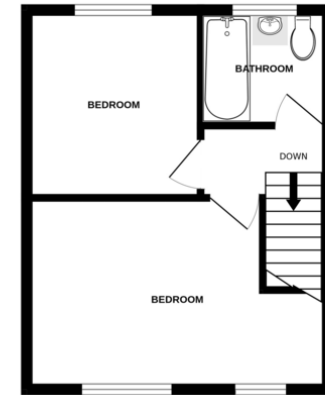
W: www.juliephilpot.co.uk

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

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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