



JULIE PHILPOT
RESIDENTIAL



46 Albion Street | Kenilworth | CV8 2FW

£279,950

Offering great scope for modernisation and improvement, a well planned property with Abbey Fields, St Nicholas Primary School and the excellent amenities of the town centre all within easy walking distance. The property has three bedrooms and a larger than average garden.

- In Need of Modernisation
- Convenient Location
- Three Bedrooms
- Good Size Rear Garden



Property Description

Door To

Entrance Hall

With radiator, smoke detector and understairs storage space.

Lounge

5.00m x 3.58m (16'5" x 11'9")

With laminate flooring, radiator and French door to rear garden. There is a gas back boiler providing the hot water and central heating, the gas fire is not connected.

Kitchen/Breakfast Room

3.20m x 3.07m (10'6" x 10'1")

Having an 'L' shaped worksurface with cupboard and drawer units under and wall cupboards over, radiator, space for dining table and chairs and space for tall fridge/freezer. Rear entrance door.

First Floor Landing

With smoke detector and access to roof storage space.

Bedroom One

3.89m x 3.15m (12'9" x 10'4")

With radiator and rear garden view.

Bedroom Two

3.23m x 2.87m (10'7" x 9'5")

With laminate flooring, radiator and garden view.

Bedroom Three

3.71m x 2.01m (12'2" x 6'7")

With exposed floorboards and radiator.

Bathroom

With panelled bath having Triton electric shower over, pedestal wash basin, w.c., radiator and extractor fan.

Outside

Gardens

The property is approached via a couple of steps from the main pathway and is in a slightly elevated position with an area of lawn and mature hedging forming the boundary. A shared path in between two properties leads to the rear garden which is larger than average with a patio and area of lawn plus shrubbery borders and timber fencing.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

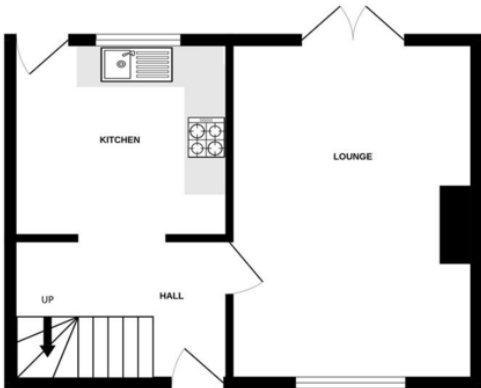
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 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 bill are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60