



JULIE PHILPOT  
RESIDENTIAL



## 12 Castle Court | Park Road | Kenilworth | CV8 2GF

A well planned mid terraced house immediately available with 'No Chain' involved being ideal for Investment Buyers, First Time Buyers or those who are looking to downsize. There are two good size bedrooms, a generous living room, modern kitchen/diner plus allocated car parking and easily maintained private garden to the rear. Castle Court is a small development off Park Road therefore it is ideally located being quiet but also being within easy walking distance of Abbey Fields, the Train Station, town centre, Kenilworth Castle and the old High Street.

£253,000

- No Chain Involved
- Viewing Essential
- Two Bedrooms
- Allocated Car Parking



## Property Description

### **DOOR TO**

#### **LOUNGE/DINER**

17' 10" x 11' 0" (5.44m x 3.35m)

With laminate flooring, radiator, smoke detector and understairs storage cupboard. Staircase to first floor. Door to:

### **KITCHEN/BREAKFAST ROOM**

11' 0" x 7' 6" (3.35m x 2.29m)

Having a range of cupboard and drawer units, white single drainer sink unit and matching wall units. Space and plumbing for washing machine, space for further appliances, four ring built in gas hob with electric oven under and extractor hood over. Wall mount gas boiler, door to garden and space for breakfast table and chairs.

### **FIRST FLOOR LANDING**

#### **BEDROOM ONE**

11' 0" x 11' 2" (3.35m x 3.4m) Max

Having a range of built in mirror fronted wardrobes and radiator.

#### **BEDROOM TWO**

11' 10" x 6' 9" (3.61m x 2.06m)

With radiator and rear garden views.



## BATHROOM

With panelled bath having mixer tap/shower attachment and shower curtain rail over, pedestal wash basin and w.c. Extractor fan, radiator, complementary tiling and large built in storage cupboard.

## OUTSIDE

### PARKING

There is an allocated car parking space with the property.

### GARDEN

To the rear of the house is a nice, low maintenance garden that has a sunny aspect and has stone chippings for low maintenance. Timber fencing forms the boundaries.

## PRIVATE COURTYARD

The property is located in a shared private Courtyard which is maintained by Courtlet Management Company. There is an annual charge of £240.00 per year (2024/25) to cover maintenance and upkeep of the Courtyard.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

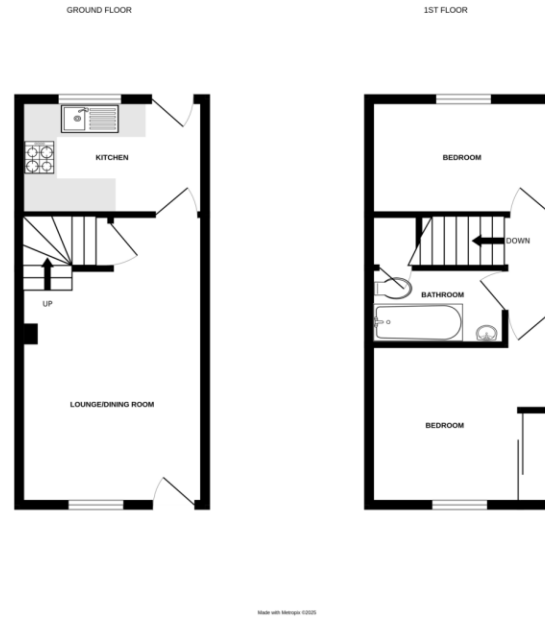
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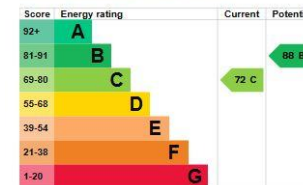
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



### 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