



JULIE PHILPOT
RESIDENTIAL



50 Henry Street | Kenilworth | CV8 2HJ

£319,950

An extended three bedroomed terraced property with the added benefit of a garage to the rear. This property is well planned and offers great scope for improving further to provide open plan living if so desired. The house has been a lovely family home since the 1960's, now being placed on the market for the first time, it is in a really handy location for schools, shops, bus services and the town centre as well as Abbey Fields and the Castle.

- No Chain Involved
- Popular Location
- Ground Floor Extension
- Garage and Attractive Gardens



Property Description

DOOR TO

ENTRANCE HALL

With radiator and understairs storage cupboard.

LOUNGE/DINER

21' 6" x 16' 9" (6.55m x 5.11m)

A generous size 'L' shaped lounge/diner with feature fireplace, bay window to the front, two wall light points and two radiators.

EXTENDED KITCHEN

15' 3" x 7' 9" (4.65m x 2.36m)

The good size kitchen is located to the rear of the house and is an extension from the original design. There are plenty of storage cupboards with matching wall units, integrated appliances to include fridge, freezer, washing machine and dishwasher plus electric hob and oven under. Radiator, large worktop space and door to rear garden.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

11' 2" x 9' 7" (3.4m x 2.92m)

Having a range of built in bedroom furniture to include wardrobes, shelving, drawer units and wall storage units. Radiator.

BEDROOM TWO

10' 3" x 9' 9" (3.12m x 2.97m)

A second double room located to the rear of the house and having garden views. Radiator and airing cupboard housing Vaillant gas boiler. Range of built in bedroom furniture to include wardrobes, dressing table unit and bedside table. Two wall light points.

BEDROOM THREE

8' 0" x 7' 0" (2.44m x 2.13m)

A single bedroom to the front of the property with built in wardrobe/storage cupboard. Radiator.

BATHROOM

6' 4" x 5' 7" (1.93m x 1.7m)

With vanity wash basin having cupboard under and concealed cistem w.c. Walk in hip bath with mixer tap and shower plus curtain rail over.

OUTSIDE

FRONT GARDEN

The front garden provides easy maintenance with paving and stone chippings plus shrubs and a dwarf wall forms the front boundary.

REAR GARDEN

There is pedestrian and vehicular rear access with a driveway to the side of the terrace. A gate leads into the rear garden which has an area of lawn plus shrubbery borders with patio and timber fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

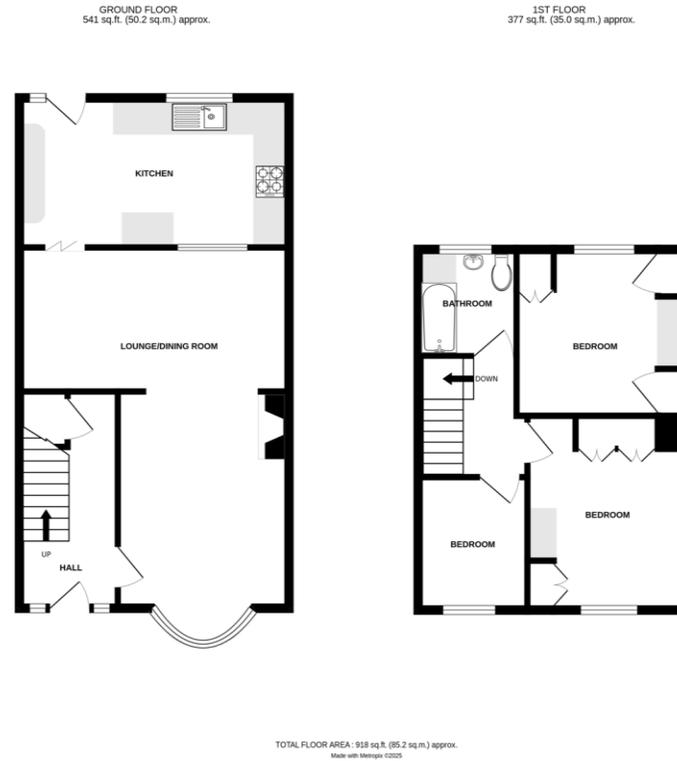
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	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