



JULIE PHILPOT
RESIDENTIAL



15 Latimer Close | Kenilworth | CV8 1GN

A recently modernised, tastefully presented and renovated property immediately available with 'No Chain' involved. This lovely home provides spacious accommodation in a convenient location with views over a central green area and driveway parking for two cars. There are three double bedrooms, a luxury refitted bathroom with separate shower plus light and airy living space on the ground floor. The present seller has upgraded this house to include professionally fitted flooring and oak internal doors, re-plastered internal walls, internal redecoration and new carpeting throughout plus new radiators which makes this house ready to move into.

£349,950

- Viewing Essential, No Chain Involved
- Modernised and Recently Improved
- Well Presented
- Convenient Location



Property Description

DOOR TO

SPACIOUS ENTRANCE HALL

With radiator, smoke detector, understairs storage cupboard and further large built in cloaks storage cupboard.

KITCHEN

13' 1" x 9' 1" (3.99m x 2.77m)

Having an extensive range of cupboard and drawer units with matching wall cupboards, gas cooker as fitted, enamel one and a half bowl sink unit and white goods as fitted to include fridge/freezer, tumble dryer, dishwasher and washing machine. Complementary metro tiling. Oak display shelving and door to rear garden.

LOUNGE/DINER

24' 3" x 11' 9" (7.39m x 3.58m) Maximum

A spacious, light and airy lounge/diner with patio door to rear garden, bay window to the front, oak wall shelving, two radiators and tv aerial connection.

FIRST FLOOR LANDING

With smoke detector and access to roof storage space via pull down loft ladder.

BEDROOM ONE

13' 5" x 12' 8" (4.09m x 3.86m)

With radiator and timber wall panelling.

BEDROOM TWO

13' 5" x 10' 2" (4.09m x 3.1m)

A second generous double bedroom with rear garden views and radiator.

BEDROOM THREE

12' 9" x 8' 1" (3.89m x 2.46m)

A third good size bedroom with radiator and built in wardrobe.

LUXURY BATHROOM

7' 9" x 9' 4" (2.36m x 2.84m)

This superb bathroom, professionally refitted in April 24 to include new windows and new flooring comprises a deep freestanding bath, w.c., separate walk in shower enclosure and vanity wash basin with drawers under and wall mounted demisting mirror with light and bluetooth connection. Ceiling downlights, Vent Axis extractor fan and tall anthracite wall radiator. Fully tiled walls in complementary ceramics. Storage cupboard housing Vaillant gas boiler.

OUTSIDE

PARKING

There is a full width driveway to the front of the property to provide car parking for two vehicles.

Access at the side leads to:

REAR GARDEN

The attractive rear garden backs onto St Johns School playing field and has an area of lawn plus paved patio and seating areas. There are new fences to both sides and a timber pergola with seating under.

FIXTURES AND FITTINGS

The carpets, blinds, light fittings and white goods in the kitchen are included within the purchase price.

The freestanding wardrobes and the furniture in the property are also available by separate negotiation.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

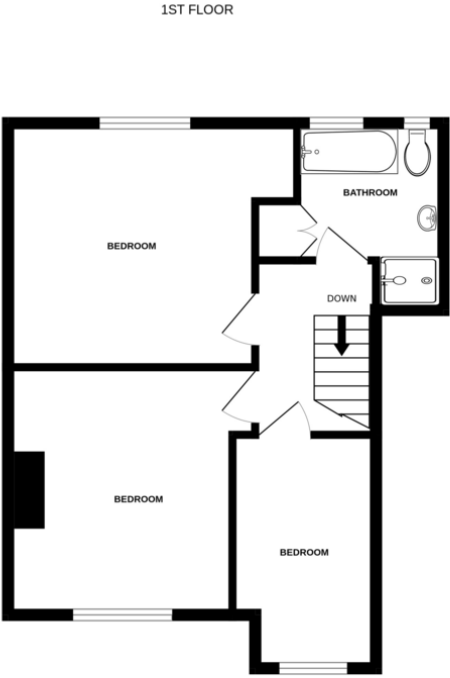
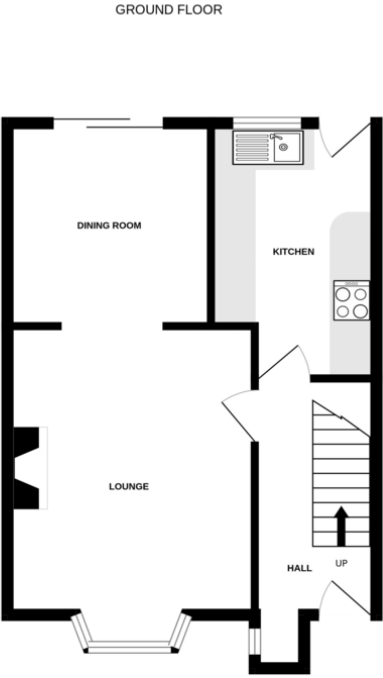
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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