



JULIE PHILPOT  
RESIDENTIAL



## 56 Priorsfield Road | Kenilworth | CV8 1DB

A well situated semi detached house with three good size bedrooms, generous lounge/diner and good size garden to the rear with plenty of driveway parking and a garage. This property is situated on the popular Castle side of town with Abbey Fields, the Castle, open countryside and sought after primary schools all being within easy reach. It also offers a great opportunity for extending and further modernisation.

£359,950

- No Chain Involved
- Three Bedrooms
- Popular 'Castle Side' Location
- Opportunity For Extending



## Property Description

### **ENCLOSED PORCH**

With door to

### **ENTRANCE HALL**

With night storage heater and telephone point.

### **LOUNGE/DINER**

26' 8" x 11' 4" (8.13m x 3.45m)

A generous sized through lounge diner with original fireplace having fitted gas fire, telephone connection and open archway providing access to the dining area with patio door to rear garden.

### **KITCHEN**

12' 0" x 8' 0" (3.66m x 2.44m)

Having a range of cupboard and drawer units, round edged worksurfaces, built in pantry and double drainer stainless steel sink. The white goods in the kitchen are included within the sale these are the Creda electric cooker, fridge/freezer, undercounter tumble dryer and microwave. Side entrance door.

### **FIRST FLOOR LANDING**

With night storage heater and access to roof storage space.

### **BEDROOM ONE**

13' 9" x 10' 6" (4.19m x 3.2m)

Having a range of built in wardrobes, dressing table unit, corner display shelving and bedside tables.

### **BEDROOM TWO**

12' 0" x 10' 5" (3.66m x 3.18m)

A second double bedroom with rear garden views, built in wardrobe and airing cupboard housing hot water cylinder.

### **BEDROOM THREE**

11' 0" x 6' 9" (3.35m x 2.06m)

A good size single bedroom to the front of the property.

## BATHROOM

Having panelled bath with Aqualisa electric shower over, vanity wash basin with double cupboard under and concealed cistern w.c. Complementary tiling, Xpelair extractor and heated towel rail.

## OUTSIDE

## GARAGE

There is a single garage to the rear of the property plus ample driveway parking to the side for several vehicles.

## GARDENS

The front garden has an area of lawn and well tended shrubbery borders with mature laurel hedging forming the front boundary. Access at the side leads to the attractive and well maintained rear garden having a patio area, lawn and further shrubbery borders with additional garden area to the rear of the garage. Mature plants and hedging.

## FIXTURES AND FITTINGS

The carpets, curtains, light fittings and white goods in the kitchen are included in the sale price.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

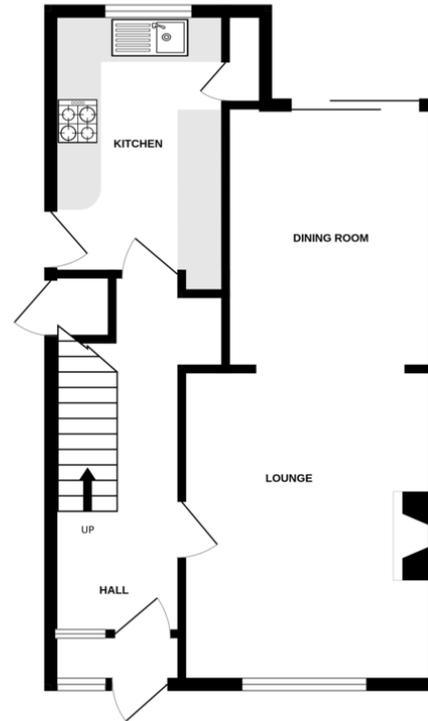
**T:** 01926 257540

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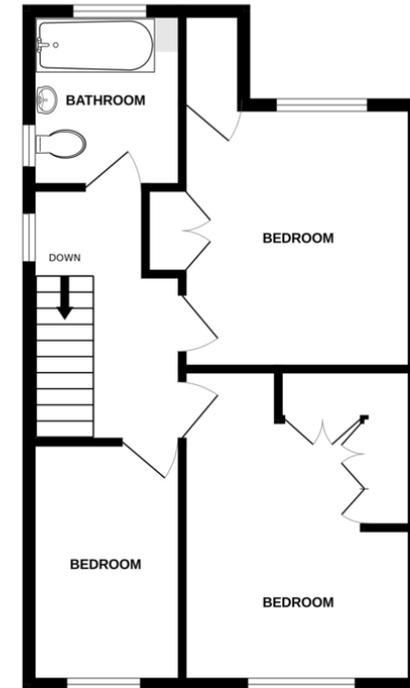
**W:** www.juliephilpot.co.uk

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  
485 sq.ft. (45.1 sq.m.) approx.



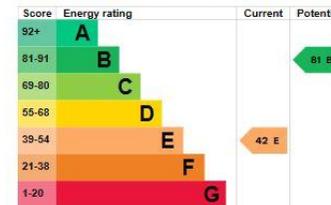
1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



### Energy rating and score

This property's energy rating is E. 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