



JULIE PHILPOT  
RESIDENTIAL

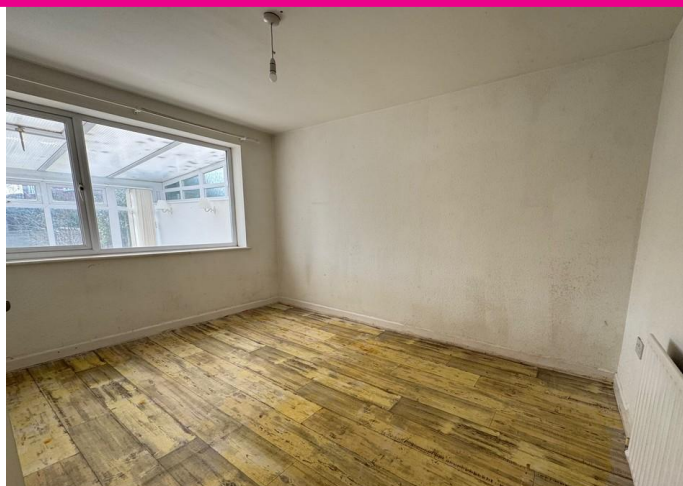


## 25 Whateleys Drive | Kenilworth | CV8 2GY

£180,000

A ground floor maisonette immediately available with 'No Chain' involved. The property benefits from two bedrooms plus the added advantage of a conservatory providing direct access to the rear garden. This is a popular location being within easy walking distance of town, Abbey Fields, Castle and train station. The property also offers scope for further improvement.

- Two Bedrooms
- Garden to Front and Rear
- Lounge & Conservatory
- No Chain Involved



## Property Description

### DOOR TO

### ENTRANCE HALL

Having understairs storage space, plus cupboard with space and plumbing under for washing machine.

### BATHROOM

With panelled bath, pedestal wash basin and w.c. Complementary tiling.

### LOUNGE

14' 4" x 10' 7" (4.37m x 3.23m)

With radiator.

### BEDROOM ONE

12' 7" x 10' 0" (3.84m x 3.05m)

With radiator

### BEDROOM TWO

11' 11" x 6' 5" (3.63m x 1.96m)

With radiator.

### KITCHEN

10' 4" x 6' 6" (3.15m x 1.98m)

Having stainless steel sink with range of cupboard and drawer units, four ring gas hob, space for fridge freezer and Baxi wall mounted gas boiler.

### CONSERVATORY

11' 8" x 8' 8" (3.56m x 2.64m)

With radiator, double doors providing access to rear garden.



## GARDENS

The property has a front garden which is laid to lawn with shrubbery borders. A gate at the side and a door from the conservatory leads into the south facing rear garden having a patio area plus lawn with timber fencing forming the boundaries.

## TENURE

The property has a £5.00 per annum Ground Rent. The original Lease Term is 999 years with approximately 60 years expired.



## Tenure

Leasehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

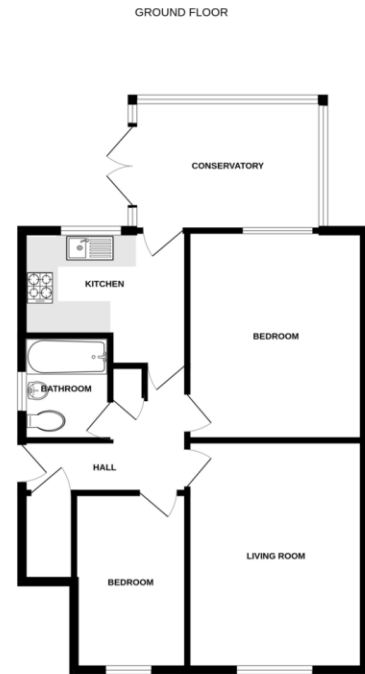
## Contact Details

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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



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### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[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