

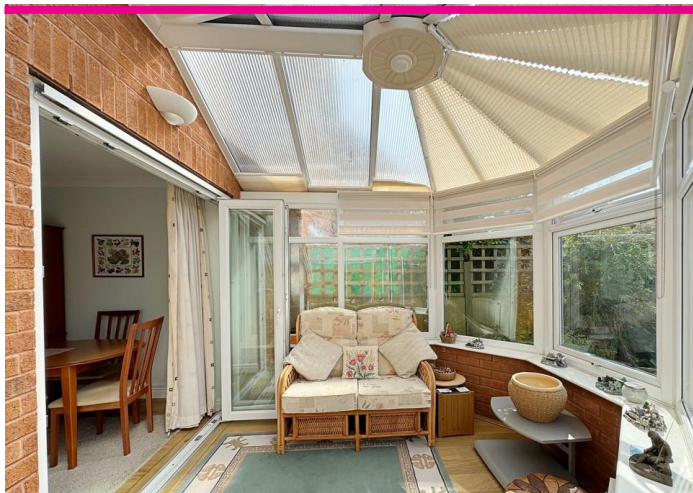


23 Talisman Close | Kenilworth | CV8 1TE

A delightful, well presented and well planned semi detached property set within this very sought after quiet location within an easy walk of the town centre and Abbey Fields. The property is also available with the added benefit of 'No Chain' involved. There are three bedrooms, a shower room, ground floor cloakroom, lounge, dining room and conservatory. To the side of the kitchen and house is a really useful full length enclosed storage area. To the outside are attractive landscaped gardens, the rear being nice and sunny, and to the front is the garage and driveway parking.

£400,000

- No Chain Involved
- Sought After Location
- Three Bedrooms
- Lounge/Diner and Conservatory



Property Description

DOOR TO

ENTRANCE HALL

With inset matwell, Honeywell central heating thermostat, smoke detector and radiator.

CLOAKROOM

With corner wash basin, w.c., heated towel rail and complementary tiling.

LOUNGE

13' 6" x 11' 4" (4.11m x 3.45m)

With bay window, feature fireplace having electric fire as fitted, Karndean flooring, radiator, tv aerial connection and archway to:

DINING ROOM

11' 1" x 7' 1" (3.38m x 2.16m)

With Karndean flooring, radiator and bi-fold doors to:

CONSERVATORY

13' 3" x 8' 8" (4.04m x 2.64m)

Having wall light point, roof and window blinds and door to rear garden.

KITCHEN

10' 5" x 8' 1" (3.18m x 2.46m)

Having a range of cupboard and drawer units set under round edged worksurfaces and having matching wall cupboards over. Single drainer stainless steel sink unit, space and plumbing for dishwasher which is included in the sale, Hotpoint four ring electric hob with Hotpoint double oven under and Russell Hobbs extractor hood over. Further round edged worksurface with space under for under counter fridge and freezer. Further wall units and access to deep understairs storage space. TV point.

SIDE STORAGE ROOM

22' 2" x 3' 8" (6.76m x 1.12m)

This addition is to the side of the property providing space for washing machine and further appliances as well as storage. There is a door at each end leading to the garden and the front of the property.

FIRST FLOOR LANDING

Having access to roof storage space via pull down loft ladder. Smoke detector and airing cupboard housing hot water cylinder and fitted shelving.

BEDROOM ONE

13' 0" x 8' 4" (3.96m x 2.54m)

With an extensive range of modern bedroom furniture to include wardrobes, drawer units and bedside tables with high level storage above. Space for double or kingsize bed. Radiator and tv aerial point.

BEDROOM TWO

9' 3" x 8' 0" (2.82m x 2.44m)

With radiator, tv aerial point, rear garden views and built in triple wardrobe having sliding doors.

BEDROOM THREE

9' 4" x 6' 0" (2.84m x 1.83m)

With radiator, tv and telephone points. Built in wardrobe/storage cupboard.

BATHROOM

Having been converted to a shower room by the present owner with a large walk in shower having glazed shower screen and Triton electric shower. Vanity wash basin with double cupboard under and concealed cistern w.c. Heated towel rail, wall mounted electric heater, Newlec extractor and shaver point.

OUTSIDE

GARDENS

The front garden has an area of lawn. The rear garden is very sunny, attractive and has been professionally landscaped to provide easy maintenance with seating areas, stone and slate chippings, raised trough planters and kitchen/vegetable garden area.

SINGLE GARAGE

Having an electric up and over door, power and roof storage space.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

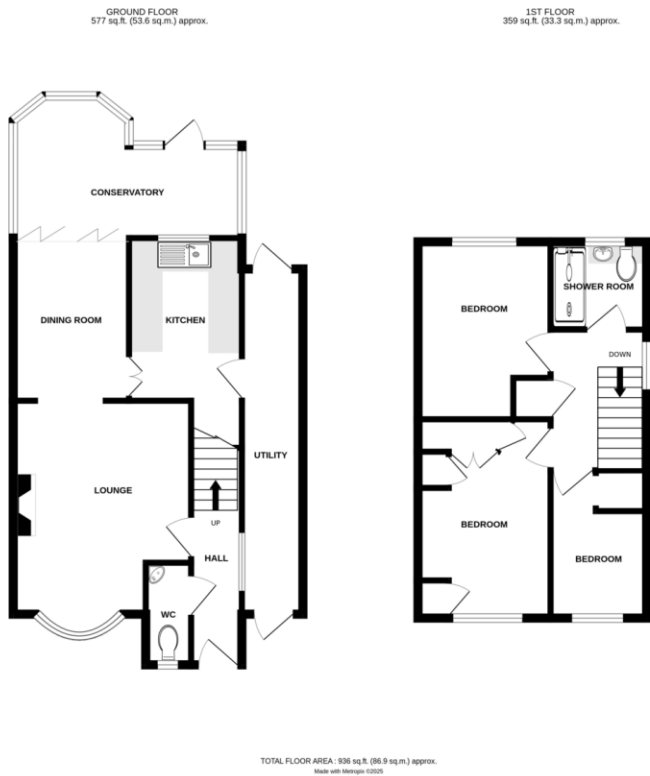
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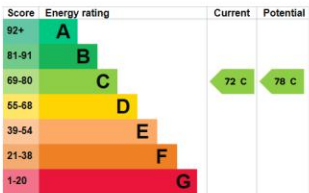
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



Energy rating and score

This property's energy rating is C. 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