



JULIE PHILPOT  
RESIDENTIAL



## 32 Sturley Close | Kenilworth | CV8 2QX

£279,950

An opportunity to purchase this well planned end terraced property with larger than average garden on a well established corner plot enjoying a high degree of privacy in the rear garden. The house has two good size bedrooms, gas central heating, double glazing and an extension to the rear to increase the ground floor living area.

- Viewing Essential
- Corner Plot With Larger Than Average Garden
- Extended Ground Floor Living Space
- Popular Location





## Property Description

### DOOR TO

### ENTRANCE HALL

With radiator and understairs storage.

### KITCHEN

7' 0" x 6' 7" (2.13m x 2.01m)

With deep sill bay window, ideal for display and storage, stainless steel sink, space and plumbing for washing machine, four ring gas hob with extractor hood over and electric oven under. Range of cupboard and drawer units plus space for tall fridge/freezer.

### LOUNGE

13' 6" x 13' 2" (4.11m x 4.01m)

Having feature fireplace, radiator, dado rail and laminate flooring. Two open access points to:

### GARDEN ROOM/CONSERVATORY

11' 9" x 11' 1" (3.58m x 3.38m)

Originally a conservatory, now having a fixed roof, laminate flooring and radiator with double French doors that lead to the rear garden this now enables this room to be used year round as a second sitting room/family room or dining room.

### FIRST FLOOR LANDING

With built in storage cupboard housing the Vaillant gas boiler. Access to roof storage space.

### BEDROOM ONE

10' 10" x 10' 2" (3.3m x 3.1m)

With deep sill bay window for display storage, laminate flooring, built in wardrobes and radiator.

### BEDROOM TWO

10' 7" x 8' 2" (3.23m x 2.49m) Max Inc Recess

Having rear garden views, laminate flooring and recess to the side for wardrobe storage.

## BATHROOM

Having panelled bath with shower and curtain rail over. Pedestal wash hand basin, w.c., heated towel rail and complementary tiling.

## OUTSIDE

## PARKING

There is an allocated car parking space in the car park that is close to the house.

## GARDEN

The frontage has an area of lawn with a timber gate providing access to the larger than average rear garden which is on a sunny corner plot with recent replacement fencing. There is a good size patio area plus lawn and shrubbery borders.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

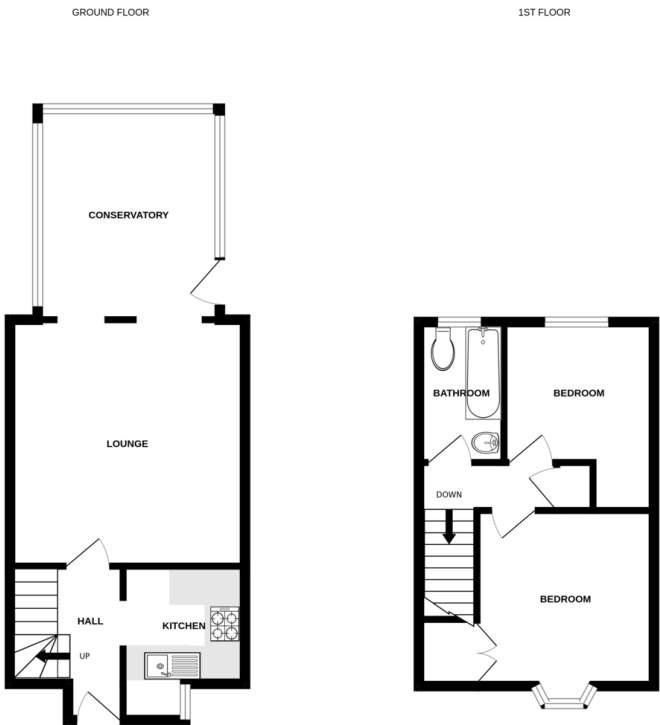
# Contact Details

**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

**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 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

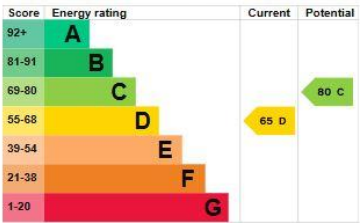


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## Energy rating and score

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