



JULIE PHILPOT  
RESIDENTIAL



## 2 Woodcote Avenue | Kenilworth | CV8 1BH

£395,000

A great opportunity to purchase this detached bungalow with easily maintained gardens located on the popular 'Castle side' of town. The property is on the market for the first time, having been in this family since 1960's and is immediately available with 'No Chain' involved. The accommodation provides a light and airy lounge/diner, two double bedrooms with an option for bedroom three or a study, along with a kitchen and shower room. To the outside is the garage, gardens and driveway parking.

- No Chain Involved
- Two Double Bedrooms & Study
- Quiet Location
- Garage & Driveway Parking





## Property Description

### ENCLOSED PORCH

With a tiled floor and door to

### LOUNGE/DINER

18' 6" x 14' 3" (5.64m x 4.34m)

A light and airy room with a large picture window, feature fireplace, two radiators, two wall light points and central heating thermostat.

### KITCHEN

12' 3" x 9' 0" (3.73m x 2.74m MAX)

Having a range or cupboard and drawer units, space for tall fridge/freezer, twin stainless steel circular sink bowls, space and plumbing for washing machine and space for an electric cooker and extractor fan. There is also a Drayton central heating programmer, radiator, telephone point, ceramic tiling and side entrance door.

### STUDY/BEDROOM THREE

8' 0" x 7' 5" (2.44m x 2.26m)

With radiator and smoke detector.

### INNER HALL

With one storage cupboard housing the insulated hot water cylinder and shelving and another double door cloak storage cupboard with shelving. There is potential here to alter the existing layout of the hall and study/bedroom three in order to re-instate the door from the lounge to create a separate entrance as in the original design.

### FULLY TILED BATHROOM

5' 4" x 5' 8" (1.63m x 1.73m)

Having corner shower enclosure with glazed screen door and Mira shower. There is also a W.C., pedestal wash basin, heated towel rail and Glen wall mounted electric heater. Fully tiled walls in complementary ceramics.

### BEDROOM ONE

13' 5" x 10' 9" (4.09m x 3.28m MAX)

A good size double bedroom with a range of built in wardrobes. Radiator and rear garden views.

### BEDROOM TWO

10' 9" x 11' 4" (3.28m x 3.45m)

A second double bedroom with radiator and rear garden views.

### OUTSIDE

Having a driveway with a stone chippings for easy maintenance which leads to

### GARAGE

15' 6" x 8' 1" (4.72m x 2.46m)

With double timber doors and wall mounted Vaillant gas boiler.

### FRONT GARDEN

A nice low maintenance garden with stone chippings and having a wide variety of well established and mature shrubs and hedging. A gate and path at the side leads to the rear garden.

### REAR GARDEN

The rear garden is small and easily maintained whilst benefitting from a high degree of privacy. There are stone chippings plus a variety of well established shrubs with timber pergola providing a nice seating area. Exterior light and outside tap.



# Tenure

Freehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

# Contact Details

**T:** 01926 257540

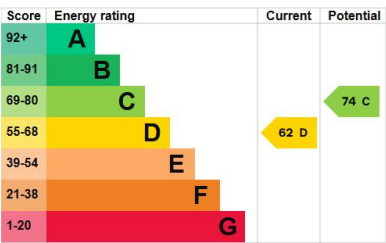
**E:** sales@juliephilpot.co.uk

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

## Energy rating and score

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

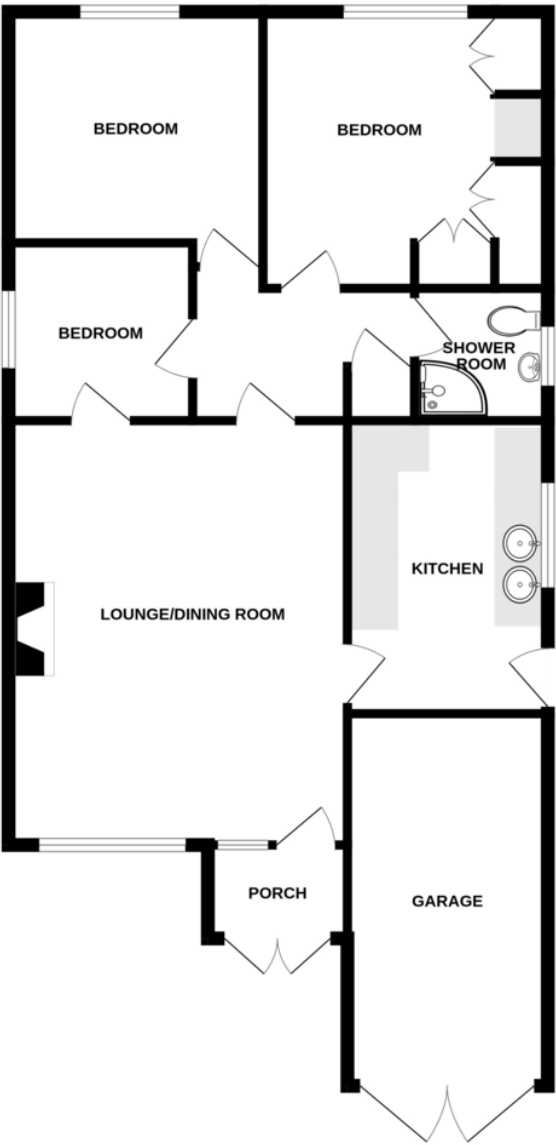
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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

GROUND FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.  
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