



## 7 Albion Street | Kenilworth | CV8 2FX

£325,000

A spacious and much improved three bed roomed character property with a large rear garden. The location is ideal and within easy walking distance of the town centre, train station, Abbey Fields, Castle and old High Street whilst also being on the bus route to Leamington Spa, Coventry and Warwick University. There is a recently refitted kitchen with direct access to a balcony and garden, a large lounge/diner and a cellar that is the gym at present. On the first floor are three bedrooms and the bathroom. In addition, there is a loft room for occasional use with Velux windows. The property is also immediately available with 'No Chain' involved.

- Three Bedrooms
- Modern, Re-Fitted Kitchen
- Large Rear Garden
- No Chain Involved





## Property Description

### DOOR TO

### ENTRANCE HALL

With original wooden floor and new oak door to:

### LOUNGE/DINER

22' 7" x 9' 9" (6.88m x 2.97m)

Having original solid wood floor, new oak doors, dual aspect windows, radiator and TV point.

### RE-FITTED KITCHEN

10' 0" x 15' 2" (3.05m x 4.62m)

Having been recently refitted with a range of painted cupboard and drawer units including deep pan drawers, spice and larder racks plus an integrated Bosch oven and Hisense hob. Belfast sink unit, space and plumbing for washing machine and space for tumble dryer. Space for tall fridge/freezer, Worcester boiler, tall wall mounted radiator. French doors leading out to an attractive raised deck veranda and balcony which leads to the rear garden.

### CELLAR

13' 2" x 11' 1" (4.01m x 3.38m)

With power, radiator, light and new double-glazed window. This is currently being used as a gym and storage area.

### STAIRCASE TO FIRST FLOOR LANDING

With new solid oak handrail and access to loft room.

### BEDROOM ONE

11' 2" x 13' (3.4m x 3.96m) (Inc wardrobes.)

With a range of recently fitted wardrobes and further shelving and radiator

### BEDROOM TWO

11' 2" x 7' 6" (3.4m x 2.29m)

With radiator and view over rear garden.

### BEDROOM THREE

8' 3" x 8' 4" (2.51m x 2.54m)

Having radiator and view over rear garden.

## BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m)

Having a panelled bath with shower over, vanity wash basin and w.c. and heated towel rail.

## LOFT ROOM

With metal loft ladder, carpet, lights, power, radiator and two Velux windows. Currently being used for storage.

## OUTSIDE

### REAR GARDEN

The large rear garden is a special feature to the property with a raised timber decked balcony seating area which then leads to the garden via a few steps. There is an area of lawn with mature hedging, shrubbery borders and well establish fruit trees. Timber fencing forms the boundaries. There is no right of way for neighbours in this garden.



# 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		