JULIE PHILPOT
RESIDENTIAL







38 New Street | Kenilworth | CV8 2EZ

£415,000

A great opportunity to purchase this large, 18th Century double bayed and double fronted period property that is not listed but is within the conservation area in 'Old Town' which offers great scope for improvement and possible further development. The property has many original features, sash windows, oak panelling and a double cellar. There are technically four bedrooms, two on the first floor and two on the second floor however the second floor bedrooms do interlink so provide the potential for a bedroom and a dressing room if preferred. Outside is a very small courtyard garden. Parking is on road there is no allocated parking with the property.

- Period Property in 'Old Town'
- Spacious Living With Four Bedrooms
- Great Potential For Improvement
- No Chain Involved





Property Description

DOOR TO

ENTRANCE HALL
Having tiled floor, original oak wall panelling and a step down into a separate seating area with a rear entrance door.

LOUNGE
14' 7" x 12' 1" (4.44m x 3.68m)
With original sash windows in the bay, original feature fireplace with tiled hearth, radiator and exposed beams.

KITCHEN
14' 7" x 10' 8" (4.44m x 3.25m)
Having original sash bay window, exposed floor boards, cupboard and drawer units and wall cupboards.

UTILITY ROOM
8' 2" x 5' 6" (2.49m x 1.68m)
With sink unit having cupboard under, space and plumbing for washing machine.

DOOR & STEPS DOWN TO
CELLAR - CHAMBER ONE
11' 4" x 14' 9" (3.45m x 4.5m)
Which includes the stairs to the main house and has open access into:

CELLAR - CHAMBER TWO
15' 0" x 10' 6" (4.57m x 3.2m)
In this cellar there is the Vaillant gas boiler.

DOG LEG STAIRCASE TO FIRST FLOOR LANDING
With storage cupboard and sash window.

BEDROOM ONE
14' 7" x 12' 0" (4.44m x 3.66m)
Having original sash bay window, exposed beams and door to:

EN-SUITE SHOWER ROOM
With shower, w.c., pedestal wash basin and radiator.

BEDROOM TWO

14' 8" x 10' 8" (4.47m x 3.25m)

With original sash bay window, radiator and understairs storage.

BATHROOM

With panelled bath, w.c., pedestal wash basin, radiator and extractor fan.

STAIRCASE TO SECOND FLOOR

BEDROOM THREE

16' 4" x 12' 8" (4.98m x 3.86m)

having original beams, feature fireplace, radiator and exposed timbers. From this room an original oak doors provides access to:

BEDROOM FOUR

13' 11" x 10' 8" (4.24m x 3.25m)

With radiator and exposed beams.

OUTSIDE

There is a small open courtyard to the rear of the property. There is no designated parking it is on street parking in the local area.







Tenure

Freehold

Council Tax Band

D

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



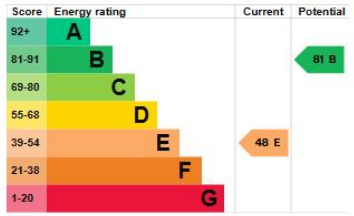
TOTAL FLOOR AREA : 1838 sq.ft. (170.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is E. It has the potential to be B.

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