JULIE PHILPOT
RESIDENTIAL







46 Webster Avenue |Kenilworth | CV8 2EJ

£267,500

A quietly located, well planned end terraced house immediately available with 'No Chain' involved. There are three bedrooms, a bathroom and a further shower room on the first floor. On the ground floor is the welcoming entrance hall, a cloakroom and kitchen/diner leading to the utility room. The lounge leads into a further reception room with patio doors providing direct garden access, if a large living room is required it can easily be converted back, however it has provided a further ground floor bedroom for the existing sellers.

- No Chain Involved
- Sunny Garden
- Further Modernisation Opportunity
- Three/Four Bedrooms





Property Description

DOOR TO

ENTRANCE HALL
With radiator and telephone point.

LOUNGE
12' 2" x 11' 4" (3.71m x 3.45m)
Having tv aerial connection and radiator. This room has a stud wall which can easily be removed to create a large lounge/diner if so desired rather than the two separate rooms as at the present time. Door to

FAMILY ROOM/DINING ROOM
11' 4" x 7' 1" (3.45m x 2.16m)
With patio door to rear garden.

CLOAKROOM
With w.c. and vanity wash basin having double cupboard under.

KITCHEN/DINER
12' 5" x 11' 6" (3.78m x 3.51m)
A good size kitchen/diner with a range of cupboard and drawer units having matching wall cupboards and ample worktop space. Wall mounted Worcester gas boiler, understairs storage cupboard and space for dining table and chairs. Four ring gas hob with extractor hood over and electric oven under. Space for under-counter fridge. Door to

UTILITY ROOM
Having space and plumbing for washing machine, worktop space with cupboards under and door to rear garden.

FIRST FLOOR LANDING
Having access to roof storage space via pull down loft ladder. Airing cupboard housing hot water cylinder with fitted shelving.

DOUBLE BEDROOM ONE
13' 0" x 9' 4" (3.96m x 2.84m)
With radiator, fitted shelving and built in double wardrobe.

DOUBLE BEDROOM TWO

11' 5" x 9' 7" (3.48m x 2.92m)

With telephone point, radiator and built in double wardrobe..

BEDROOM THREE

8' 5" x 7' 6" (2.57m x 2.29m)

A single bedroom located to the rear overlooking the rear garden with laminate flooring, radiator and built in storage/wardrobe.

BATHROOM

Having a panelled bath with shower and curtain rail over, pedestal wash basin, w.c., heated towel rail and fully tiled walls.

SHOWER ROOM

Located next to the bathroom and having a curved corner shower enclosure with glazed screen door and wall mounted wash basin. Ceramic tiling.

OUTSIDE

GARDENS

There is a garden to the front of the property with lawn and side shrubbery borders. A paved path leads to the property. The rear garden enjoys a sunny aspect has a gate to the side and a generous patio area which leads to the slightly elevated garden with mature shrubs. Timber fencing forms the boundaries.







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

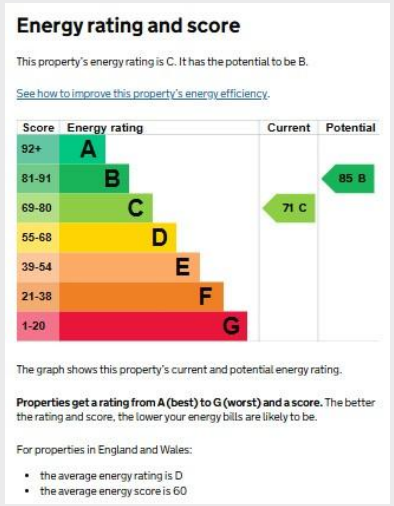
Strictly by appointment

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Energy rating and score

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

See how to improve this property's energy efficiency.

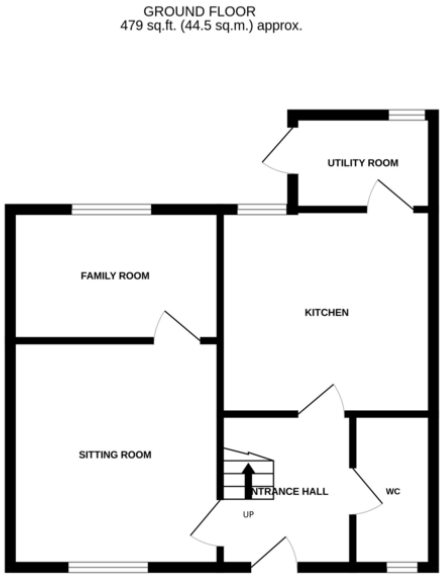
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

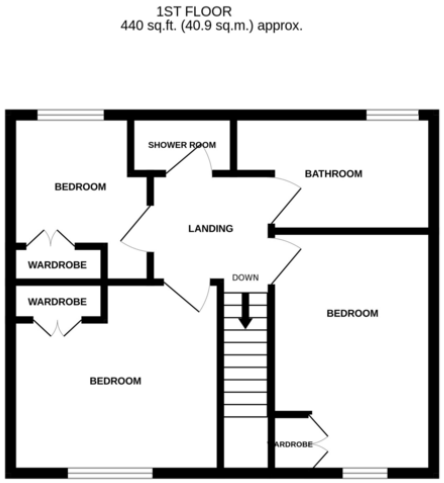
The graph shows this property's current and potential energy rating.

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





TOTAL FLOOR AREA : 919 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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