



## Kinton Road, Kenilworth

Price Guide £449,500

- Two/Three Bedroom Chalet Bungalow
- No Onward Chain
- Entrance Hall, Downstairs Shower Room W.C
- Living & Dining Room Plus Ground Floor Bedroom/Reception Room
- Attractive South Facing Garden, Garage & Carport
- Popular Windy Arbour Side Of Town
- Energy Rating D -58
- Fitted Kitchen
- Two First Floor Double Bedrooms & W.C
- Warwick District Council Tax Band E



# Kineton Road, Kenilworth, CV8 2AW

A superbly located two/three bedroom detached chalet bungalow in a sought after residential position just off Windy Arbour in a quiet cul-de-sac location, benefiting from an attractive southerly facing rear garden on a good size corner plot. The property is in need of general modernisation and improvement comprising; side entrance, reception hallway, downstairs shower room/w.c, fitted kitchen, lounge and separate dining room, ground floor bedroom, to the first floor is a cloakroom w/c, two double bedrooms, full double glazing, gas fired central heating, superb garden to three sides and parking for two/three cars. The property is offered for sale with no onward chain.



Council Tax Band: E



### Approach

Over a tarmacadam and block edged driveway to a side entrance upvc double glazed door with matching window into the

### Reception Hall

With ceramic tiled floors, radiator, original fuses, feature arch to the

### Ground Floor Shower Room/W.C

With a four piece champagne coloured suite with low level w.c, pedestal wash hand basin, bidet, walk in shower enclosure with mains fed shower with chrome fittings and attachments, ceramic tiling to walls, radiator, opaque aluminium double glazed window to side.

### Kitchen

9'11" x 7'9"

Fitted with a range of matching base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink with ceramic tiled splash backs, slot in Beko electric cooker, slim line Sharp dishwasher, under counter fridge, aluminium double glazed window to side, ceiling strip light.

### Lounge

14'11" x 14'11"

With feature fireplace surround with marble inset and hearth, sliding patio doors onto the rear garden, radiator, ceiling spotlight, double glazed and panelled doors into the

### Dining Room

14'10" x 11'10"

With double glazed window to front, radiator, open tread stairs rising to the first floor and door to the

### Ground Floor Bedroom

8'2" x 10'11"

With double glazed window to front, radiator, ceiling light, door to useful storage cupboard/wardrobe with hanging and shelving also housing the water meter.

### First Floor Landing

With ceiling light, smoke alarm, double glazed dormer window to side, door to

### Double Bedroom One

12'2" x 14'3"

With double glazed dormer window to side, ceiling light, built in double wardrobes with sliding doors with hanging and shelving, door to airing cupboard housing the lagged copper cylinder and gravity fed cold water tank with slatted shelving.

### First Floor W.C

With a two piece pampas coloured suite with low level w.c, pedestal wash hand basin with tiled splash backs, Velux roof window, radiator.

### Double Bedroom Two

11'8" x 12'0"

With double glazed dormer window to side, radiator, built in eaves storage cupboards with additional eaves wardrobe with hanging rail, stairs bulk head.

### Garage

Concrete section garage with metal up and over door to front, power and light connected.

### Garden

A particular feature of the property is the garden to three sides, predominately laid to lawn with a sunny south facing rear aspect with patio greenhouse and cold water tap and sun canopy. The garden is fully enclosed by perimeter beech hedging and stocked with a good variety of shrubs and attractive central apple tree.

### Front

To the front of the property is a tarmacadam and block edged driveway with parking for two/three cars lawned fore garden and shrubs to borders leading to through carport and single garage beyond, with brick storage cupboard with wooden door to front housing Ideal Logic boiler servicing the central heating.

### Tenure

The property is freehold.

### Services

All mains services are connected.  
Mobile Coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
14 Mbps  
Superfast  
47 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.











## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Ground Floor

Approx. 65.7 sq. metres



## First Floor

Approx. 52.9 sq. metres



Total area: approx. 118.6 sq. metres