



34 De Montfort Road

Kenilworth, CV8 1DE

- Three Bedroom Detached Bungalow
- Some Modernisation Required
- No Onward Chain
- Reception Hall & Cloakroom

Offers Over £460,000





THE PROPERTY

A deceptively spacious three bedroom detached bungalow on the popular castle side of town backing onto Malthouse Lane. Offered for sale with no chain and immediate vacant possession the well maintained property would benefit from some internal improvement. The accommodation comprises; side entrance door, reception hall, cloakroom, living room with dual aspect, breakfast/dining room, fitted kitchen with a utility room off, three bedrooms all of which are doubles, four piece bathroom with separate shower cubicle, additional central atrium/sun room. Outside there is a manageable private garden that is not overlooked, single garage with remote door and driveway parking for 2/3 cars. The property has the benefit of a newly installed condensing boiler and is fully double glazed.

APPROACH

Over a tarmac driveway with attractive raised flower bed to a side entrance door with double glazed inset and outside lantern into the

RECEPTION HALL

With inset mat well, double glazed window to side, ceiling light, coving, radiator and door to the

CLOAKROOM

With a low level w.c, wall hung wash hand basin with ceramic tiling to all walls, opaque double glazed window, radiator, ceiling light, extractor fan.

LOUNGE

21' 6" x 11' 5" (6.57m x 3.50m) With a double glazed window to front, sliding patio doors to the doors leading to the sun room, feature living flame effect coal gas fire with pine mantel and surround with inset tiles and hearth, radiator, sliding aluminium patio doors leading in to the garden, t.v point, pine panelling to ceiling.

DINING ROOM

10' 9" x 8' 9" (3.28m x 2.68m) With double glazed window to front, radiator, ceramic tiling to floor, feature archway through to the kitchen, ceiling light, coving, temperature control clock for the central heating.

FITTED KITCHEN

Comprehensively fitted with a range of matching pine wood fronted wall and base units with marble effect rounded work surfaces with a one bowl stainless steel sink and drainer unit with chrome mixer tap, ceramic tiling to splash back and flooring, ceiling strip light, slot in Hotpoint cooker, hood with four ring electric hob, integral fridge, built in pantry cupboard with shelving, door leading to

UTILITY ROOM

6' 6" x 8' 9" (1.99m x 2.68m) With a vaulted glazed and panelled ceiling with double glazed window and a double glazed door to the garden, ceiling light, vinyl flooring, Bosch washing machine and Beko free standing fridge freezer included in the sale.

SUN ROOM/ ATRIUM

12' 0" x 10' 5" (3.66m x 3.20m) A light and airy space with a door to the side and opening velux roof lights with a pitched polycarbonate roof and feature wall alcove.

INNER HALL

With doors to the bathroom, bedrooms one and two, double glazed window to the side, radiator, door to the airing cupboard housing the new gas condensing boiler serving the hot water and central heating vented through the loft, door to

DOUBLE BEDROOM ONE

9' 7" x 13' 8" (2.93m x 4.19m) With double glazed window to rear overlooking the private rear garden, built in wardrobes to one wall with hanging and shelving with sliding mirrored doors, radiator and t.v point.

DOUBLE BEDROOM TWO

7' 10" x 10' 5" (2.41m x 3.20m) With double glazed window to the side, and window looking into the central atrium, coving, radiator.

BATHROOM

6' 7" x 8' 4" (2.02m x 2.54m) Comprising of a four piece avocado coloured suite with low level w.c, shower cubicle with mains shower with chrome mixer tap and attachments, panelled bath with mixer taps, vanity basin, shaver point, extractor fan, tiling to walls, heated towel rail, electric convection heater, and a double glazed window to side, access to insulated roof space, ceiling down lighters and vinyl flooring.

DOUBLE BEDROOM THREE

9' 6" x 10' 5" (2.90m x 3.20m) Off the reception hall with double glazed window to side, radiator and t.v point, coving, glazed window looking into atrium.

REAR GARDEN

Fully enclosed by perimeter fencing and not overlooked mainly laid to lawn, having mature borders with various shrubs and plants, patio area, storage shed and side gated access, water tap and courtesy light.

SINGLE GARAGE

15' 3" x 9' 8" (4.67m x 2.96m) With electric remote roller shutter doors to the front with power and light connected and pedestrian door to side.







FRONT

Tarmacadam driveway with parking, raised plants border, shrubs and hedging, gated side access to garage and rear garden.

FIXTURES AND FITTINGS

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

Ground Floor
Approx. 122.8 sq. metres



Total area: approx. 122.8 sq. metres

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

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19 The Square
Kenilworth
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements