



20 Cherry Way

Kenilworth, CV8 2HA

- Two Bedroom Semi Detached Dormer Bungalow
- Modernisation & Updating Required
- No Onward Chain
- Extended Breakfast Kitchen

Offers Over £250,000





THE PROPERTY

A two bedroom semi-detached, extended, dormer bungalow in a cul de sac location and within walking distance of the town centre with its full range of facilities and amenities. The property benefits from gas fired central heating and double glazing but does require internal modernisation and improvement and offers: through porch, L shaped reception hallway, extended breakfast kitchen, living room, two bedrooms over two floors, bathroom, private low maintenance fully enclosed rear garden, and to the front there is off road parking for 1/2 vehicles. The property is offered for sale with no onward chain.

ENTRANCE

Approached via a concrete sealed pathway and gravelled driveway to an opaque double glazed door leading into the

L SHAPED RECEPTION HALL

With radiator, central ceiling light point, panelled door through to

LOUNGE

19' 9" x 12' 5" (6.02m x 3.80m) With feature stone composite fire place with inset living flame effect gas fire, two double glazed windows to front, t.v point, open tread stairs to the first floor bedroom.

KITCHEN/DINING ROOM

15' 5" x 9' 0" (4.70m x 2.76m) Kitchen with beech effect base and wall units, single drainer stainless steel sink with mixer tap, under counter electric oven, double glazed window to rear and door to garden.

BREAKFAST AREA

Space for dining table, ceiling light.

DOUBLE BEDROOM ONE

11' 11" x 10' 4" (3.65m x 3.16m) With radiator, double glazed window to rear, ceiling light.

BATHROOM

With a three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with mains fed shower over bath with temperature control shower, double glazed window to side.

DOUBLE BEDROOM TWO

19' 9" x 13' 10" (6.02m x 4.22m) With stairs off the lounge to large loft room with velux windows, useful eaves storage, radiator.

REAR GARDEN

Fully enclosed by fencing, laid to lawn with timber shed, screening trees and patio.

FRONT

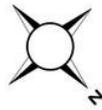
To the front of the property is a gravelled driveway with concrete pressed pathway with outside tap and lantern with parking for 1/2 cars.

FIXTURES AND FITTINGS

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



Ground Floor
Approx. 52.4 sq. metres



First Floor
Approx. 31.0 sq. metres



Total area: approx. 83.4 sq. metres

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 57 | |
| (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 D

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

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19 The Square
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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