



Camelot  
Grove,  
Kenilworth,  
CV8 2QH

£165,000



# 1 bedroom Semi-Detached Bungalow located in Kenilworth



1



1



2



B



E



40.7  
sq m

## FULL DESCRIPTION

### THE PROPERTY

A pleasantly positioned one bedroom retirement bungalow set amongst similar well kept properties, in a safe and secure environment in a cull de sac location with the benefit of warden control and lifeline designated for the over 60's. This well presented property comprises: open porch, reception hall living/dining room, with conservatory off, re-fitted open plan kitchen, bathroom with walk-in shower, double bedroom and low maintenance rear garden with two garden sheds. The property is conveniently located for local shops in Leyes Lane and has a good bus service to the Town Centre and is offered for sale with full double glazing, electric night storage heating and no onward chain

### APPROACH

Approached via a paved pathway to an open timber and pitched interlocking porch with composite double glazed front door with central leaded inset leading into the

### RECEPTION HALL

With central ceiling light point, wall mounted electric storage heater, electric isolation unit and panelled door through to a useful storage cupboard with shelving and hanging rail further door to the airing cupboard housing the lagged copper cylinder and shelving, door to

### LOUNGE

13' 1" x 10' 0" (3.99m x 3.05m)

With double glazed window to front, central ceiling light point, feature living flame effect electric fire with a MDF marble effect surround, t.v and telephone points, sky connections opening to the

### CONSERVATORY

6' 2" x 7' 5" (1.88m x 2.28m)

With double glazed door from lounge with full height double glazed windows either side with a pitched polycarbonate roof with thermal insulation, vinyl flooring, double glazed French doors onto the patio.

### KITCHEN

8' 3" x 5' 3" (2.52m x 1.62m)

With a range of matching beech effect fronted base and wall units with brushed steel handles and marble effect rounded edge work surfaces with single drainer stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine, space for fridge/freezer, integral Zanussi electric oven and grill, illuminated extractor hood, ceramic tiling to splash back areas, central light, vinyl floor covering, space for fridge/freezer, double glazed window to front, smoke alarm, coving.

### SHOWER ROOM

Three piece suite with low level w.c, walk in shower enclosure with electric shower and attachment, wall mounted electric heater, ceramic tiling to walls, vinyl flooring, heated electric towel rail, opaque double glazed window to rear, mirrored vanity cabinet with LED downlighters, access to insulated roof space.



#### DOUBLE BEDROOM

13' 1" x 8' 8" (3.99m x 2.65m)

With double glazed window overlooking private rear garden, ceiling light.

#### REAR GARDEN

Fully enclosed by perimeter fencing, timber garden shed with power and light connected, garden, laid to patio with low maintenance well stocked borders and timber garden gate for bin access, additional plastic apex shed for further storage

#### TENURE

The property is leasehold and held on a 99 year lease which reverts back to 99 years when a new purchaser takes over the property. The Management Company is Sanctuary Housing Association Tel No: 0121 5253131. Service charge is £450 per quarter which covers ground maintenance, building insurance etc.

#### FIXTURES AND FITTINGS

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





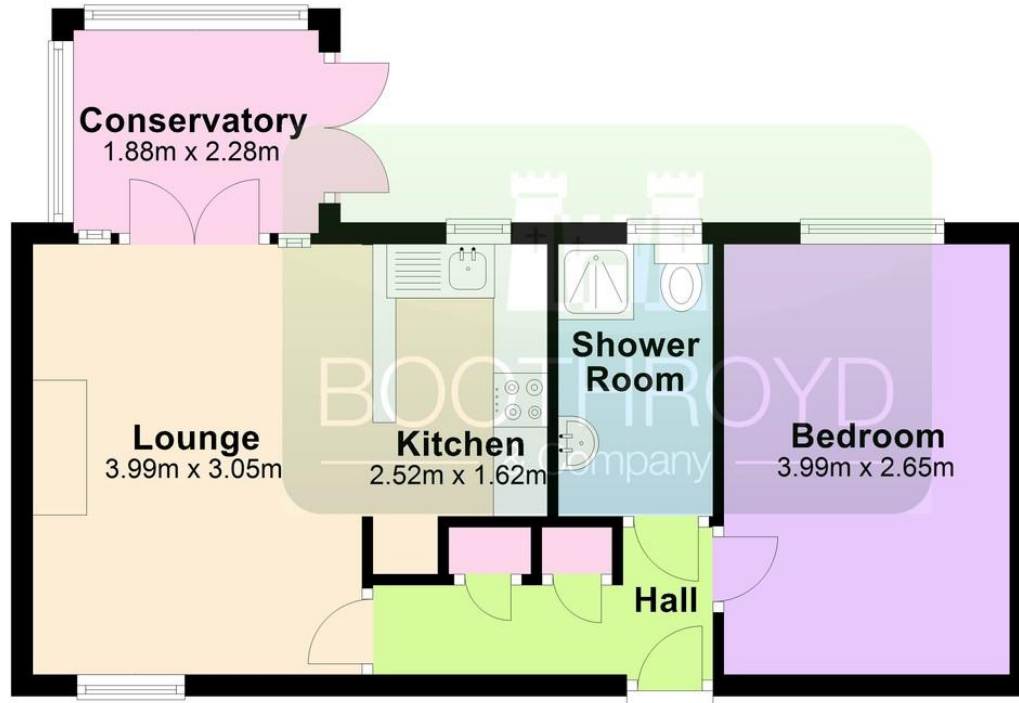
Camelot Grove, Kenilworth, CV8 2QH



FLOORPLAN

**Ground Floor**

Approx. 40.7 sq. metres



Total area: approx. 40.7 sq. metres

CONTACT

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