



Elizabeth
Way,
Kenilworth,
CV8 1QP

£525,000



2 bedroom Detached Bungalow located in Kenilworth.



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89.8
0 sq

FULL DESCRIPTION

THE PROPERTY

A rarely available two bedroom detached bungalow located in this quiet cul-de-sac, in prestigious old Kenilworth sandwiched between Castle Road, Malthouse Lane and the Old High Street. Offered for sale with full gas central heating and double glazing this is an ideal opportunity for someone to put their own stamp on the bungalow. The accommodation comprises; open porch, reception hall, living/dining room, fitted kitchen, shower room, two double bedrooms. Outside there is a manageable attractive rear garden, driveway parking and garage.

APPROACH

Over a block paved driveway to an open porch with quarry tiled step, courtesy light, upvc double glazed door with matching full height double glazed window into the

RECEPTION HALL

L shaped hall with two wall lights, Honeywell temperature control clock, built in storage cupboard with cupboard above, airing cupboard housing the Worcester Bosch combination boiler servicing the hot water and central heating vented

through the roof, door to the

LOUNGE/DINING ROOM

21' 3" x 12' 0" (6.50m x 3.68m)

Living room with coving, two wall lights, brick fireplace surround with electric bar fire, t.v point, dining area with servicing hatch to the kitchen, sliding patio doors onto the patio and radiator.

KITCHEN

8' 11" x 12' 1" (2.72m x 3.70m)

Fitted with a range of matching base and wall units with wood block effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, double glazed window to rear and double glazed door to the side, space and plumbing for washing machine, Stoves miniature range style cooker included in the sale, ceramic tiling to splash back, radiator, vinyl flooring, space for large upright fridge freezer.

DOUBLE BEDROOM ONE

13' 10" x 11' 0" (4.22m x 3.36m)

With double glazed window to front, radiator, ceiling light, built in wardrobes to one wall with central dressing table.



DOUBLE BEDROOM TWO 9' 11" x 11' 3" (3.04m x 3.44m)

With double glazed window to front, ceiling light, radiator, built in double wardrobe with hanging and shelving with cupboard above.

SHOWER ROOM

With a three piece white suite with low level w.c, vanity wash hand basin with cupboard below and tiling to splash back, walk in shower enclosure, fully tiled with temperature control Mira advance shower, two opaque double glazed windows to side.

GARAGE

17' 3" x 11' 10" (5.26m x 3.62m)
With electric up and over door to the front, power and light connected, door and window to rear, wall mounted electric isolation unit and electric and gas meters.



REAR GARDEN

Attractively presented and fully enclosed by perimeter fencing with full width patio, raised lawn and well-kept established borders with a range of shrubs and plants, cold water tap, useful side storage located to the rear of the garage, to the other side a paved path with brick arch and



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wrought iron gate.

FRONT

To the front of the property there are two block paved driveways either side of a central lawn.

FIXTURES AND FITTINGS

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



FLOORPLAN



Total area: approx. 89.8 sq. metres

CONTACT

19 The Square, Kenilworth,
Warwickshire, CV8 1EF

E sales@boothroyd.co.uk

T 01926 857244

www.boothroyd.co.uk

