



JULIE PHILPOT
RESIDENTIAL

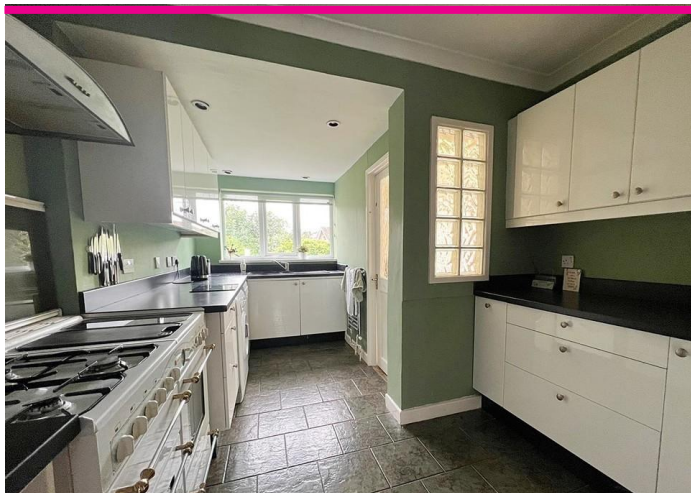


61 Farmer Ward Road | Kenilworth | CV8 2DJ

£450,000

A traditional link detached bungalow with a good size rear garden and well planned extended accommodation. The property has two good size double bedrooms plus a third room that can be a study/office, there is a lounge/diner and a garden room to the rear. Outside is plenty of parking plus a garage which also has been extended to provide a workshop. The location is very convenient and is available with 'No Chain' involved. This offers great scope for further improvement if desired.

- No Chain Involved
- Garage & Workshop
- Convenient Location
- Extended Accommodation



Property Description

Enclosed Porch

With door to

Entrance Hall

Having picture rail, radiator, smoke detector and built in cloaks storage cupboard. Further storage cupboard housing the Intergas boiler.

Lounge / Diner

5.79m x 3.81m max (19'0" x 12'6" max)

An 'L' shaped room with bay window, two radiators and feature Victorian style fireplace.

Extended Kitchen

5.11m x 2.92m (16'9" x 9'7")

Having an extensive range of white cupboard and drawer units with matching wall cupboards, pull out larder and wine rack. Plenty of worktop space and space and plumbing for dishwasher and washing machine. Leisure range cooker with extractor over and space for tall fridge/freezer.

Garden Room

3.10m x 2.46m (10'2" x 8'1")

With access from the kitchen, tiled floor, radiator and French doors to rear garden.

Double Bedroom One

3.81m x 2.97m (12'6" x 9'9")

Located to the front of the property with radiator, two wall light points and picture rail.

Double Bedroom Two

3.23m x 2.95m (10'7" x 9'8")

Located to the rear of the property with garden views, laminate flooring, radiator and picture rail.

Bathroom

2.59m x 1.75m (8'6" x 5'9")

A spacious bathroom modern in design with corner shower enclosure having curved shower screen, panelled bath, w.c., and vanity basin with cupboard under. Complementary tiling.

Study/Bedroom Three

2.36m x 2.03m (7'9" x 6'8")

At present used as a study with laminate flooring and radiator. From this room is access to the first floor storage room partly converted from the loft space where there is also a w.c.,. This loft room is only an occasional room.

Outside

Driveway

There is ample driveway parking for several vehicles and from the drive access leads to:

Garage

6.02m x 2.44m (19'9" x 8'0")

With an electric up and over door, light and power are connected. There is a brick built store to the rear of the garage and access to:

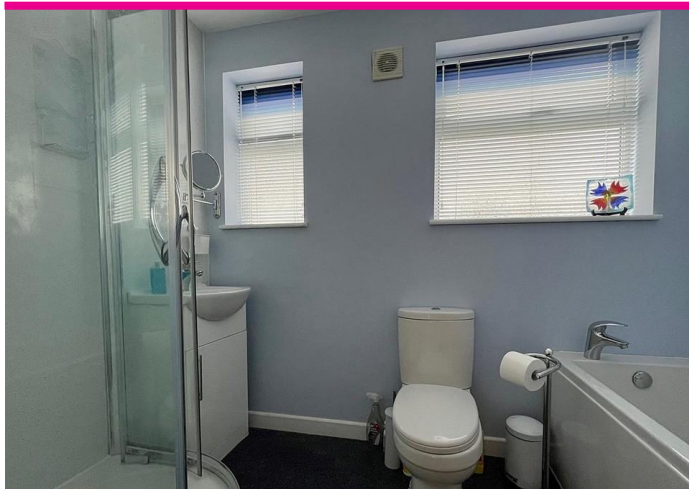
Workshop

3.71m x 2.67m (12'2" x 8'9")

A useful workshop with light and power.

Rear Garden

The rear garden is generous in size, enjoys a sunny west facing aspect and is nice and private. There is a large decking area plus lawn and mature shrubbery borders. Greenhouse.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

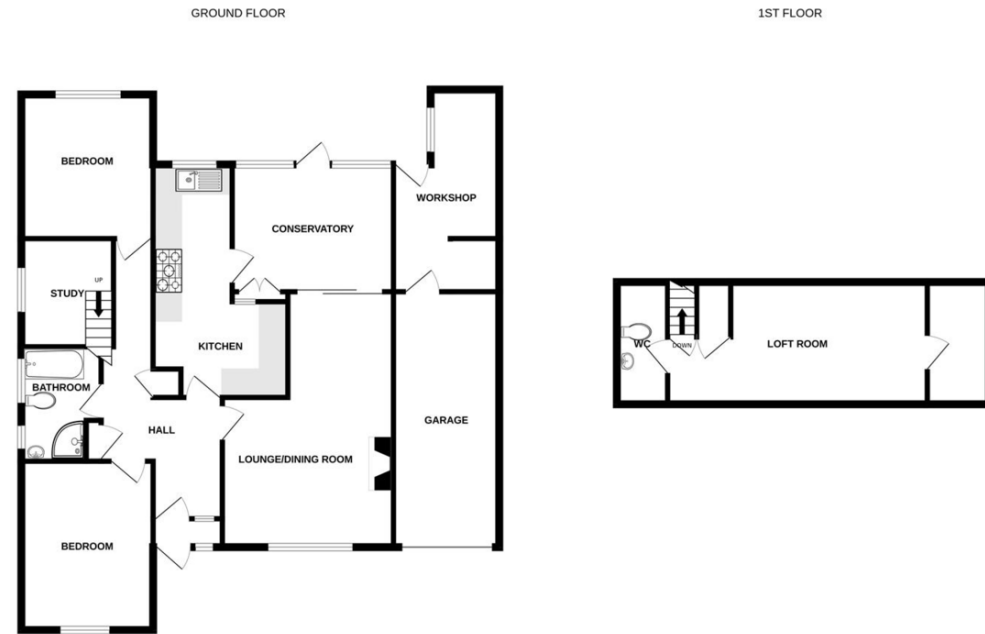
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

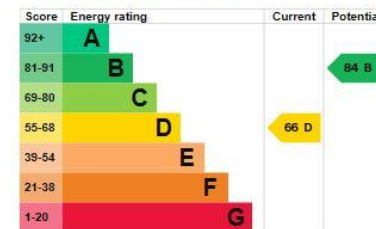


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Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60