



JULIE PHILPOT
RESIDENTIAL



22 Towers Close | Kenilworth | CV8 1FG

A detached bungalow with two double bedrooms and a private rear garden in a popular location offering great scope for further improvement and modernisation. This is a great opportunity to purchase a well planned detached bungalow being within easy walking distance of the town centre, open countryside and allotments. It is a convenient and quiet residential location. The property benefits from well planned accommodation, the lounge with direct access to the rear garden, there is a conservatory, kitchen and bathroom.

£445,000

- No Chain Involved
- Detached Bungalow
- Two Double Bedrooms
- Garage & Driveway Parking



Property Description

DOOR TO

ENTRANCE HALL

With radiator, central heating thermostat, airing cupboard housing insulated hot water cylinder with fitted shelving. Access to roof storage space via pull down loft ladder.

LOUNGE

16' 0" x 12' 9" (4.88m x 3.89m)

A delightful room overlooking the rear garden with radiator, feature fireplace with electric fire as fitted and French doors providing direct garden access..

KITCHEN

11' 8" x 8' 5" (3.56m x 2.57m)

Having a range of limed oak cupboard and drawer units with matching wall cupboards over and contrasting round edged worksurfaces. Stainless steel sink unit, space for washing machine and integrated appliances to include dishwasher, tall fridge/freezer and four ring gas hob with gas oven under and extractor hood over. Further worktop to the side with storage under. Door to

CONSERVATORY

9' 5" x 6' 6" (2.87m x 1.98m)

With light, power and door to rear garden.

BATHROOM

With panelled bath having Triton electric shower over, pedestal wash basin and w.c. Radiator and fully tiled walls.

DOUBLE BEDROOM ONE

12' 9" x 11' 0" (3.89m x 3.35m)

Having radiator and built in double wardrobe with sliding doors.

DOUBLE BEDROOM TWO

12' 9" x 8' 9" (3.89m x 2.67m)

A second double bedroom that is currently used as a separate dining room. Radiator, wall light point and built in double wardrobe with sliding doors.

OUTSIDE

GARAGE & PARKING

There is a single garage with an electric remote control door, light and power are connected. There is a personal side entrance door. In addition is ample driveway parking to the front of the property.

REAR GARDEN

Access at either side of the property leads to the attractive, sunny and private rear garden with a paved seating area, lawn and mature shrubbery borders plus timber fencing forming the boundaries.

FIXTURES AND FITTINGS

The carpets, curtains and light fittings are included in the sale.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

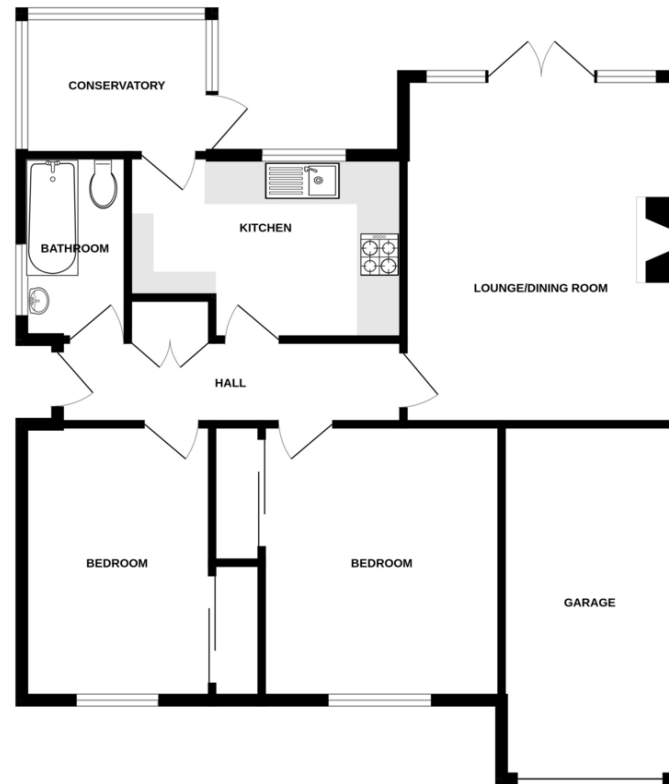
Strictly by appointment

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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

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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