



27 Offa Drive
Kenilworth, CV8 2GZ

£359,950

- 2/3 Bedroom Semi Detached Bungalow
- Hall & Shower Room & Separate Utility
- Stamp Duty Of Sole Residence: £0
- Energy Rating D





THE PROPERTY

A much improved semi-detached bungalow, offering deceptively spacious accommodation. The property has an attractive landscaped low maintenance rear garden and requires internal inspection. It is in a quiet residential cul de sac and within walking distance of the town centre and the railway station. The property has full double glazing, gas fired central heating and offers: open porch, L shaped reception hallway, living room with feature log burning stove, quality refitted kitchen with appliances, utility room, conservatory/garden room to the rear, ground floor bedroom, shower room, first floor landing, double bedroom with built-in wardrobes, good size re-fitted four piece bathroom with separate walk in shower, occasional bedroom 3/store, attractive low maintenance rear garden with astro turf laid, parking to front with tarmacadam driveway with additional block paviour parking. Viewing is recommended.

APPROACH

Approached over a shared tarmacadam driveway to a double glazed front door with open porch, leading into the

RECEPTION HALL

Central ceiling light, smoke alarm, radiator, stairs rising to first floor, door through to the

LOUNGE

13' 0" x 12' 9" (3.97m x 3.90m) Feature wood burning stove, slate hearth, radiator, large double glazed window overlooking the front elevation, satellite t.v. aerial point, cable telephone point, wall light points, new LED ceiling light.

REFITTED KITCHEN

8' 3" x 8' 10" (2.52m x 2.71m) Comprehensively refitted with a range of matching cream shaker style base and wall units with wood grain effect square edged work surfaces, single drainer stainless steel sink with chrome mixer tap, integrated appliances to include a single electric under counter fan assisted oven with ceramic electric hob over with feature illuminated stainless steel extractor hood above, eye level microwave, under counter fridge, LED down lighters, ceramic tiling to splash back, wood laminate flooring, radiator, door to the conservatory.

UTILITY

Wall mounted replacement condensing boiler servicing the hot water and central heating, housing the electric isolation unit and electricity meter, space and plumbing for an automatic washing machine or washer dryer, dishwasher included in the sale, marble effect rounded edge work top, central bowl and central mixer, double glazed window to front, wood laminate flooring, radiator, new 'Shurestop' remote switch for the water inlet, new water smart meter(2017).

SHOWER ROOM

Three piece white suite, low level w.c., pedestal wash hand basin, large corner walk-in shower cubicle with sliding shower screen, replacement shower with jets and grab handles, central ceiling light, wall mounted heated towel rail, ceramic tiling to full height to all walls, corner low level w.c, opaque double glazed window to side.

BEDROOM ONE

12' 9" x 10' 3" (3.91m x 3.13m) Radiator, double glazed window into conservatory, LED ceiling light, range of power points.

CONSERVATORY

10' 0" x 15' 7" (3.07m x 4.76m) Radiator, new pitched polycarbonate roof with improved UV and thermal insulation, new central ceiling light, new wood laminate flooring, double glazed windows with matching french doors overlooking the landscaped rear garden.

FIRST FLOOR LANDING

LED ceiling light, smoke alarm, panelled and glazed door through to

DOUBLE BEDROOM TWO

12' 0" x 9' 10" (3.66m x 3.00m) Quality built-in wardrobes into eaves, four drawer central chest, radiator, double glazed window to side.

STORAGE ROOM/OCCASIONAL BED THREE

7' 4" x 9' 4" (2.24m x 2.85m) Velux roof light, eaves storage, radiator, LED ceiling light, access to remaining roof void.

REFITTED BATHROOM

7' 10" x 9' 4" (2.39m x 2.85m) Quality four piece white suite, low level w.c., half pedestal wall hung wash hand basin, central mixer tap, panelled bath with central mixer and shower attachment, large walk in shower with quality glazed shower screen and mains fed shower with matching chrome fittings and shower attachments, marble style tiling to half height to all walls, central ceiling light, fitted fan, opaque double glazed window to rear, wall mounted heated chrome towel rail.

REAR GARDEN

Fully enclosed professionally landscaped rear garden enclosed by perimeter fencing, full width block paviour patio, borders, step up to a central AstroTurf spacious garden with borders, additional patio area, allotment beds, decked useful storage area, water butts, door through to the

GARAGE

Fitted work bench power and light connected, door to front.

FRONT

To the side of the property there is a re-laid tarmac driveway with parking directly to the front of the garage and to the front of the property there is a block paviour additional parking area for two additional vehicles, low maintenance borders, and a low level picket fence.

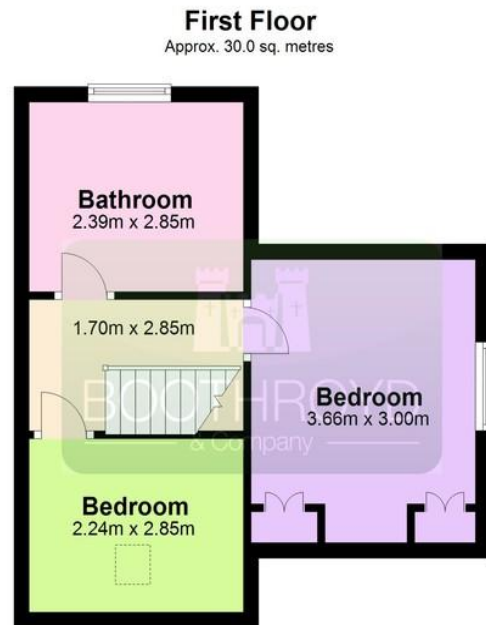
FIXTURES AND FITTINGS

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









Total area: approx. 92.5 sq. metres

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(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 C

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: sales@boothroyd.co.uk
W: www.boothroyd.co.uk

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