



58 Farmer Ward Road

Kenilworth, Warwickshire. CV8 2DN

- A Three Bedroom Detached Bungalow
- Extended Fitted Kitchen with Appliances
- Gas Central Heating with Combination Boiler
- EPC Rating D. Offered with No Chain.

Asking Price Of £395,000





THE PROPERTY

An extended three bedroom detached bungalow that is offered with no onward chain. Benefitting double glazing and gas central heating the property comprises an enclosed porch that leads into the reception hallway. From the hall you enter into the through lounge/dining room with a feature marble fireplace with an Adams style surround. There are French doors onto the garden and a door into bedroom 3/study. There are two further bedrooms and a fully tiled shower/wet room with an electric shower. The kitchen has also been extended and is fitted with modern shaker style wall and base units with a wood block work surface. Outside is a tarmac driveway that leads to the side garage with power and lighting laid on. The rear garden is mainly laid to lawn. Offered with no chain.

PORCH

With a uPVC entrance door with matching side light window, tiled flooring and a further double glazed door and window into the hallway.

RECEPTION HALL

With a radiator, access to extensive boarded loft void, airing cupboard housing the combination boiler, thermostat and doors off to:

LOUNGE/DINING ROOM

23' 9" x 12' 7" (7.24m x 3.85m) With a double glazed window to the fore with a radiator beneath. Focal point provided by a marble fireplace with a matching hearth, Adams style surround and housing a coal effect electric fire. The lounge opens into the extended dining area with French doors onto the rear patio and garden, serving hatch, radiator and door into bedroom three/study.

KITCHEN

14' 1" x 9' 8" (4.30m x 2.97m) Refitted and extended the kitchen is fitted with a range of shaker style wall and base units. The base units have a wood block work surface over with an inset stainless steel sink unit set beneath the double glazed window to the rear. There is a halogen hob set beneath the extractor canopy. Built in double oven, washing machine, slimline dishwasher and upright fridge freezer. Tiling to splashbacks and a double glazed door into the rear garden.

BEDROOM ONE

12' 8" x 9' 10" (3.87m x 3.02m) Double glazed window to the fore with a radiator beneath.

SHOWER ROOM

8' 7" x 5' 10" (2.64m x 1.78m) Fitted with a walk in shower area with an electric shower, close coupled wc and a pedestal wash hand basin. Heated towel rail, twin frosted double glazed windows and tiling to full height.

BEDROOM TWO

10' 11" x 9' 10" (3.34m x 3.02m) Double glazed window to the rear with a radiator beneath.

BEDROOM/STUDY

8' 0" x 7' 11" (2.44m x 2.43m) With double glazed window to the rear with a radiator beneath

FORE GARDEN

The property has a dwarf wall to the front boundary with the garden mainly laid to lawn. There is a tarmac driveway that leads to the side garage and provides parking.

GARAGE

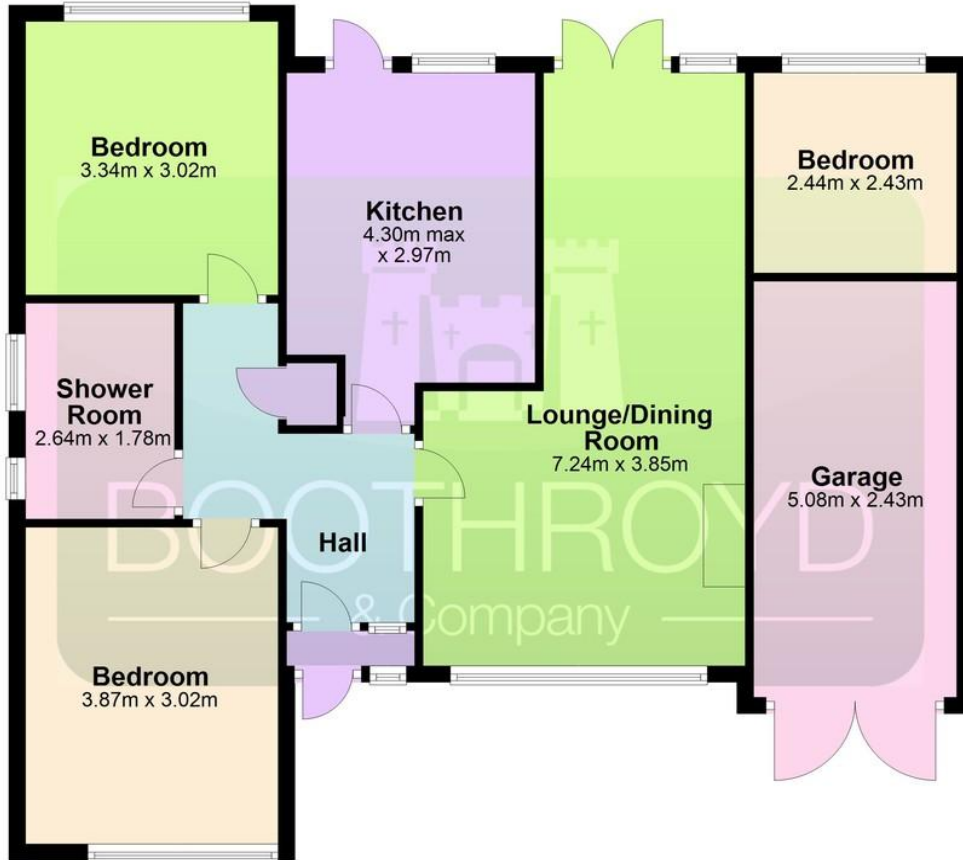
16' 8" x 7' 11" (5.08m x 2.43m) With twin doors and having power and lighting laid on.

REAR GARDEN

There is a pathway that leads through the lawn. The garden is enclosed with fencing and the lawn has shrub borders. There is side gated pedestrian access.



Ground Floor
Approx. 90.0 sq. metres



Total area: approx. 90.0 sq. metres

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		62	
(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 D

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

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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