



Adcock Drive, Kenilworth

£227,500

- Two Bedroom Detached Bungalow
- Refitted Kitchen
- Energy Rating D
- Gas Central Heating & Double Glazing
- Two Bedrooms
- 70% Ownership
- Refitted Shower Room
- Garage & Driveway Parking
- Quiet Cul-De-Sac Location
- No Onward Chain

Adcock Drive, Kenilworth CV8 2RB

A two-bedroom detached retirement bungalow with single garage offering 70% ownership with the benefit of modern gas central heating and double glazing The bungalow is offered for sale with no onward chain and early viewing is recommended



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D

Council Tax Band: C



THE PROPERTY

A two-bedroom detached retirement bungalow with single garage offering 70% ownership with the benefit of modern gas central heating and double glazing. The accommodation comprises: side canopy porch, entrance hall, refitted kitchen, attractive living room with front bay window, inner hall with access to roof space, two bedrooms, master with the main double bedroom offering access to the rear garden, refitted shower room, fore garden, driveway parking and access to single garage, attractive rear garden with patio and all gardens maintained by the management company. The bungalow is offered for sale with no onward chain and early viewing is recommended.

ENTRANCE

Side canopy porch with pitched tiled roof and external light, panelled and double glazed front door with double glazed side screen into

RECEPTION HALL

Radiator, smoke alarm, built-in airing cupboard with factory insulated lagged copper cylinder with fitted immersion heater and slatted shelving, sliding door to kitchen and further door to living room.

KITCHEN

6'10" x 8'10"

Comprehensively refitted with a range of matching cream fronted base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, integrated Lamona single electric fan assisted oven with grill and four ring gas hob with illuminated stainless steel extractor hood above, space and plumbing for washing machine and large upright fridge freezer, vinyl flooring, double glazed window to rear.

LOUNGE

14'8" x 13'8"

Front box bay window with deep sill, double radiator beneath, power points at waist height, coving, t.v and aerial point, door to

INNER HALL

Access to insulated roof space with folding access trap with retractable loft ladder, part boarded being fully insulated with fitted light.

BEDROOM

11'2" x 10'6"

With radiator, double glazed windows and door to rear, ceiling light.

BEDROOM

6'6" x 8'10"

With double glazed window to rear, ceiling light and radiator.

SHOWER ROOM

With a three piece refitted white suite containing a low level encased w.c, vanity wash hand basin with central mixer and cupboard below, corner shower cubicle with Mira electric shower, grey ceramic tiling to walls, vinyl flooring, heated white towel rail, frosted double glazed window to side, ceiling light.

GARAGE

18'2" x 8'2"

With up and over panelled door to front, side personal door and window, pitched roof with power and light connected.

OUTSIDE FRONT

To the front of the property is a lawned fore garden, communally maintained with side paved driveway, front car parking tarmac space, side driveway access leading to a single attached garage.

REAR GARDEN

To the rear of the bungalow is a paved patio with side pedestrian access with gate, lawned rear garden communally maintained, enclosed by side and rear boundary fencing.

TENURE

The Midland Heart retirement scheme at Adcock Drive and Willowmeer is specifically designed for those of 60 years and over or 55 years and in receipt of disability living allowance, to purchase a bungalow for their own ownership and occupation at only 70% of the full market value. There is no equity share and Midland Heart make no charge for the additional 30% that is owned by the housing association. There is currently a annual service charge of £1725.60, to cover the services of the development.

FIXTURES AND FITTINGS

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



Viewings

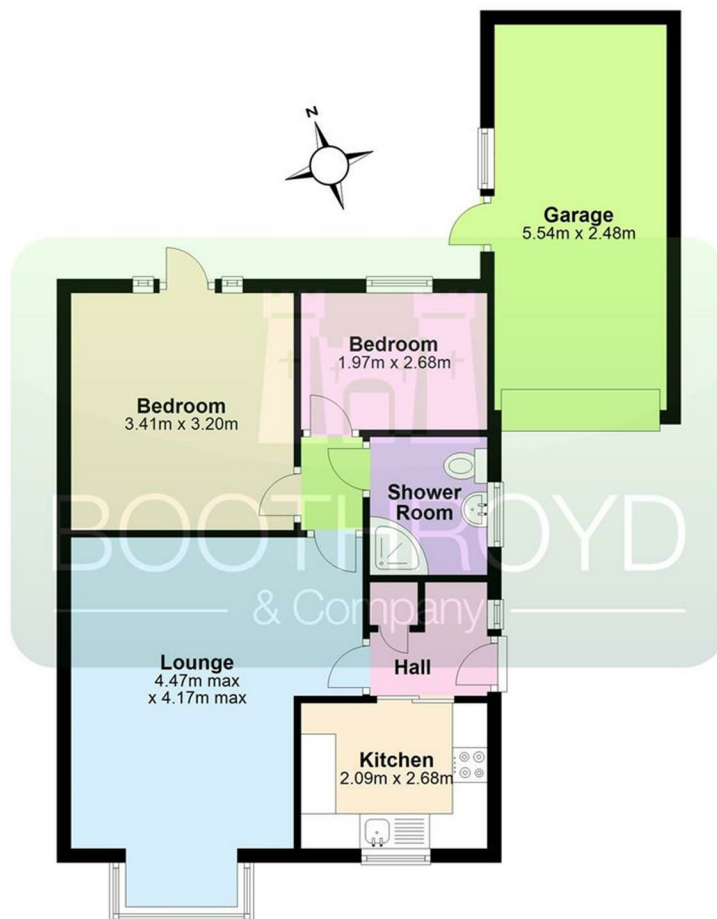
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 62.2 sq. metres



Total area: approx. 62.2 sq. metres