



Sunningdale Avenue, Kenilworth

Asking Price £600,000

- Well Proportioned Four Bedroom Detached House
- Four Bedrooms & Family Bathroom
- Driveway & Garage
- Gas Central Heating System
- Requiring Modernisation
- Two Reception Rooms
- EPC Rating E - 52
- Generous Rear Gardens
- Originally Fitted Kitchen
- Warwick District Council - Tax Band F

Sunningdale Avenue, Kenilworth CV8 2BZ

An opportunity to purchase this four bedroom family home set upon this highly desirable road. Set behind a privet hedge with driveway that leads to the side garage. Requiring modernisation the property benefits gas central heating and has original Crittall windows and doors. The hallway has a dog leg staircase, cloakroom and doors off to the front lounge, separate dining room and the original kitchen. On the first floor are four bedrooms and a family bathroom. Outside is a beautiful rear garden. Viewing is highly recommended.



4



1



2



E

Council Tax Band: F



Hallway

Entered through a Georgian style door. Dog leg staircase rises to the first floor landing, radiator and doors off to

Cloakroom

With a low flush wc, wash hand basin and a radiator.

Lounge

13'0" x 11'10"

With a window to the fore, radiator and a tiled fireplace with matching hearth.

Dining Room

12'5" x 11'6"

With door and windows to the rear, double radiator and a tiled fireplace.

Kitchen

12'5" x 9'0"

Fitted with original base units with a double drainer sink unit with tiled splashbacks, pantry, window and door to the rear.

Landing

With original hardwood bannister, window to the fore, radiator and doors off to

Bedroom One

13'0" x 11'10"

Window to the fore with a radiator beneath and a storage cupboard.

Bedroom Two

14'2" x 9'0"

With dual aspect windows and a radiator.

Bedroom Three

Window to the rear with a radiator beneath.

Bedroom Four

7'10" x 9'0"

Window to the rear and a radiator.

Bathroom

Fitted with a white suite that comprises a panelled cast iron bath, pedestal wash hand basin and a wc. Frosted window, tiled splashbacks and an airing cupboard.

Front Garden

Set behind privet hedges with a formal lawn. Side gated access to the rear gardens.

Garage

19'3" x 9'0"

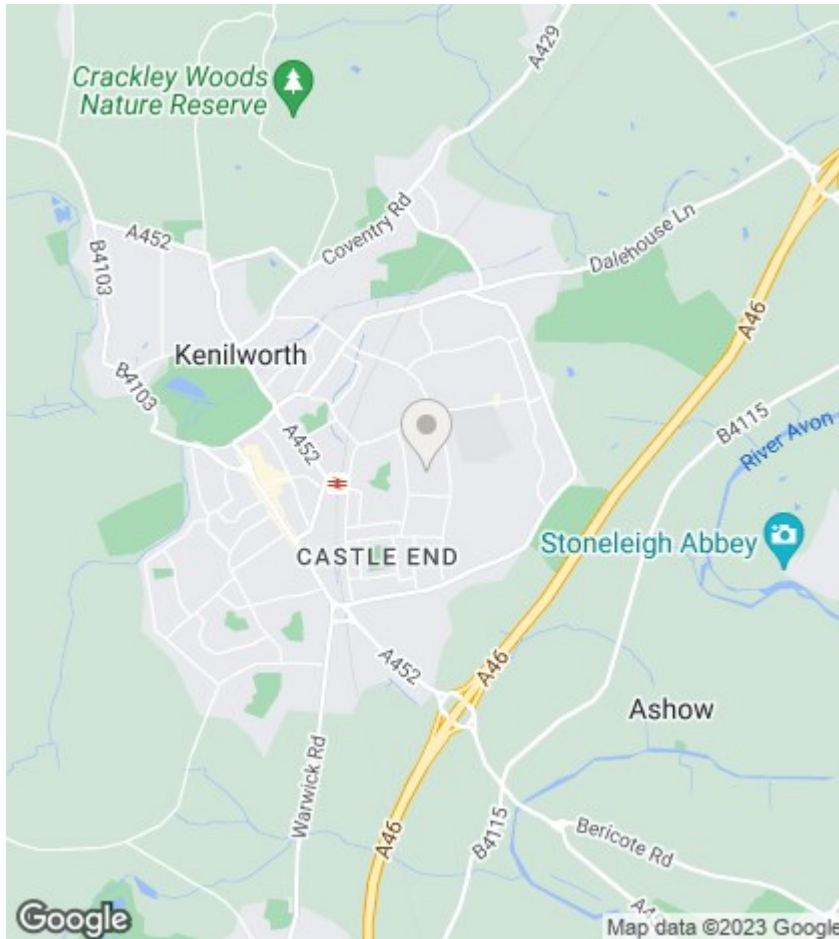
With twin doors and power and lighting laid on.

Rear Gardens

The generous rear garden is mainly laid to lawn with mature shrub borders and trees. It is enclosed with panel fencing.

Driveway


The tarmacadam driveway provides hardstanding for three cars and leads to the side garage.

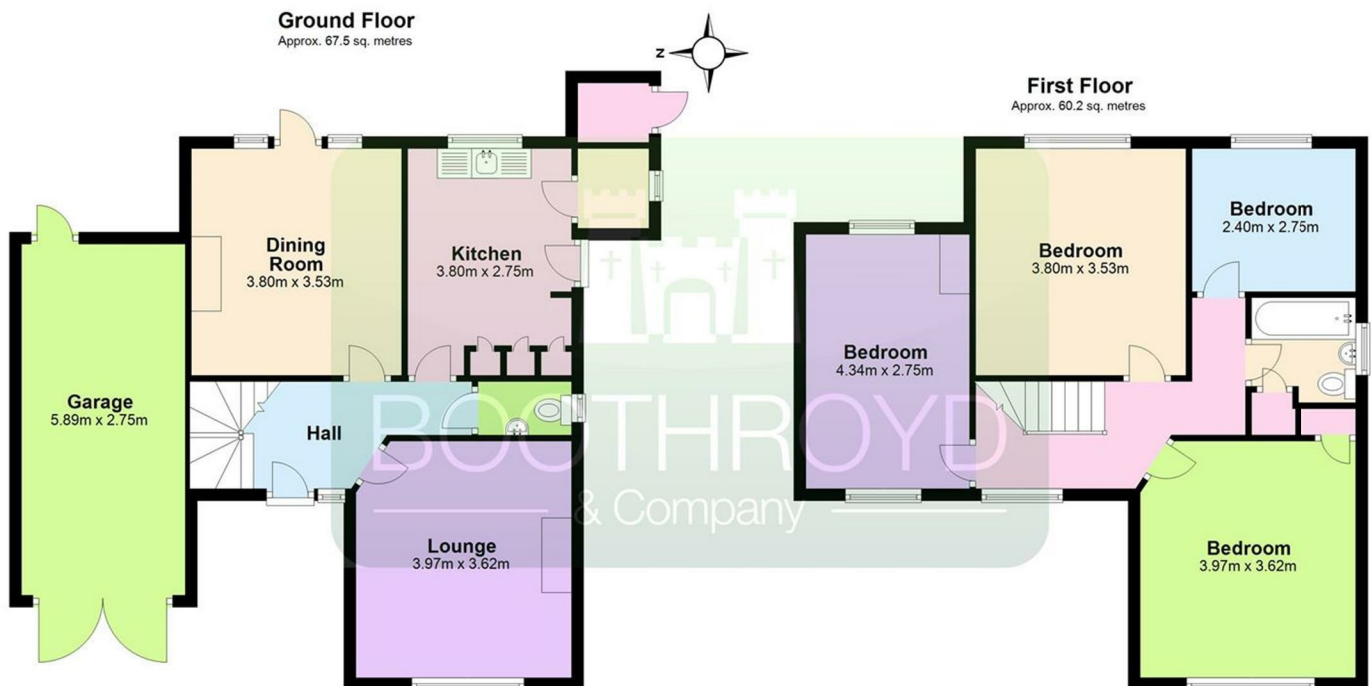


Viewings

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		77
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 127.7 sq. metres