

## Mountbatten Avenue, Kenilworth

Asking Price £599,950

- Detached Three Bedroom True Bungalow
- Fitted Shaker Style Kitchen
- Attractive Cul-De-Sac Location
- Front & Rear Gardens
- Double Glazed Conservatory
- Dual Aspect Lounge & Dining Room
- EPC Rating C - 70
- Attached Double Width Garage & Driveway
- Double Glazing & Gas Central Heating
- Warwick District Council - Tax Band F

# Mountbatten Avenue, Kenilworth CV8 2PY

A rare opportunity to purchase a three bedroom true bungalow. Situated within this highly regarded cul-de-sac the property benefits double glazing and gas central heating. You approach across a tarmac driveway that provides hardstanding and leads to the side double width garage and also the porch. From the porch you step into a generous central hallway with all doors leading off. The dual aspect lounge has a feature fireplace and dining room leading off and the kitchen is fitted with shaker style units. There are three bedrooms with the main bedroom having a cloakroom off and fitted wardrobes. The conservatory leads from bedroom three and a family bathroom benefits tiling to full height. Outside is an open plan foregarden and an enclosed rear garden with a patio. Viewing is highly recommend.



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C

Council Tax Band: F



## Approach

The bungalow is set behind an open plan lawn with shrub border. The tarmac driveway provides hardstanding and leads to the attached side garage and porch.

## Porch

With a leaded door and side light and a further door leading into the hallway.

## Central Hallway

Having a radiator with a shelf over, airing cupboard, display alcove and doors off to all rooms.

## Lounge

19'10" x 13'3"

With a leaded window to the fore with a radiator and shelf beneath. The focal point is provided by a marble fireplace with a matching hearth and an Adams style surround. Archways lead into the dining area and kitchen.

## Dining Room

7'7" x 12'7"

With a leaded window to the fore with a radiator beneath.

## Fitted Kitchen

8'8" x 12'7"

Fitted with a range of shaker style wall and base units with brushed steering furniture. The base units have a roll topped work surface over with an inset twin bowl sink unit with mixer taps and tiled splashbacks. The wall units have pelmet lighting and a central display cabinet. Upright fridge freezer, gas oven, dishwasher and washing machine. Breakfast bar, radiator and a door and window to the rear.

## Conservatory

7'3" x 13'4"

Looking into the rear garden with French doors that lead onto the patio. Vaulted glass roof, tiled floor and a double radiator.

## Bathroom

Fitted with a suite that consists of a panelled bath with mixer shower, vanity wash hand basin with mirror and

lighting, shower cubicle with an electric shower and a concealed cistern wc. Frosted window to the side and tiling to full height. Extractor fan and a radiator.

## Bedroom One

11'4" x 12'7"

Window into the rear garden with a radiator beneath. A range of fitted furniture includes wardrobes and top boxes, dressing table with mirror and lighting. Door into the cloakroom.

## Cloakroom

With tiling to full height, vanity wash hand basin and a close coupled wc. Frosted window and a radiator.

## Bedroom Two

11'4" x 8'7"

Window to the rear with a radiator beneath, vanity wash hand basin and built in mirrored wardrobes.

## Bedroom Three

11'4" x 6'8"

With twin built in cupboard, radiator and French doors into the conservatory.

## Rear Garden

With a patio leading from the conservatory. The garden is mainly laid to lawn with fenced and conifer boundaries. There is an attractive arbour and well stocked flowerbeds. Outside tap and side gated access.

## Double Garage

16'10" x 17'8"

With twin up and over doors and housing the central heating boiler and having power and igniting laid on.

## Fixtures And Fittings

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



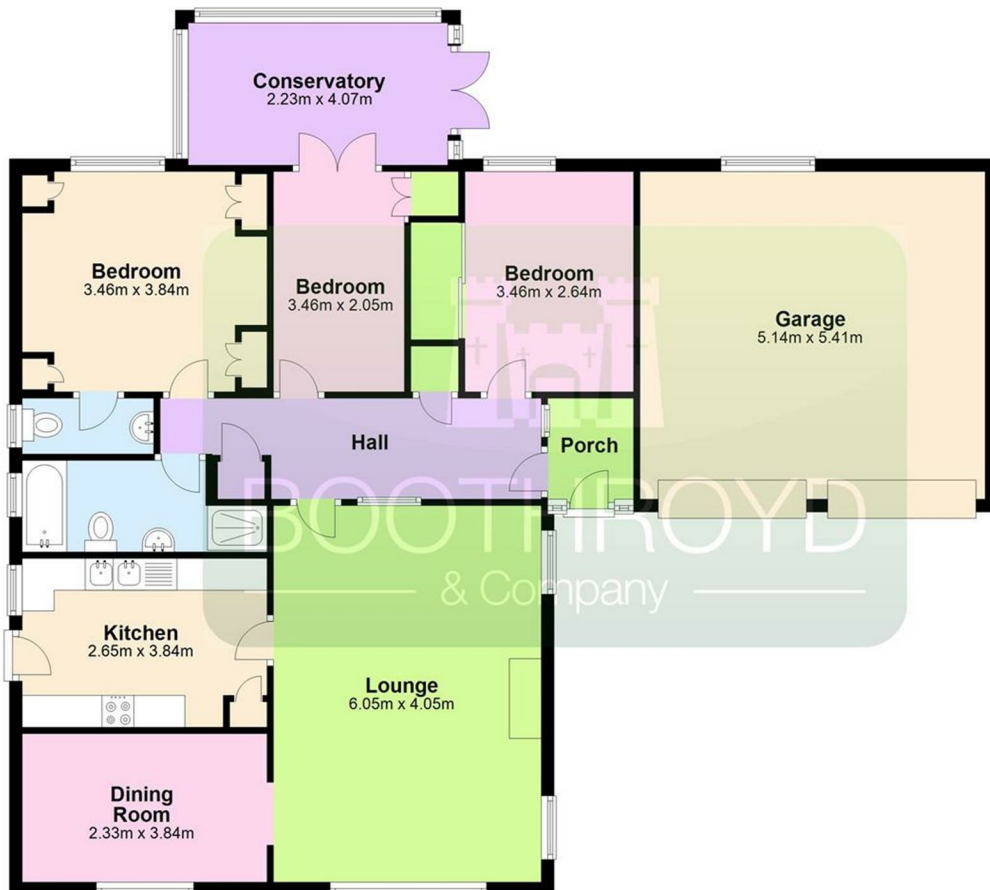
### Viewings

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) <b>A</b>                          |  |                         | 83        |
| (81-91) <b>B</b>                            |  | 70                      |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

**Ground Floor**  
Approx. 135.6 sq. metres



Total area: approx. 135.6 sq. metres