



Eden Croft, Kenilworth CV8 2BG

Freehold

Offers In The Region Of £399,950

- Water Damaged Detached Bungalow
- Three Bedrooms & Large Bathroom
- Through Lounge With Fireplace
- Driveway & Side Garage
- No Onward Chain
- Requiring Extensive Modernisation
- Energy Rating E - 50
- Gas Central Heating System
- Double Glazing Throughout
- Warwick District Council Tax Band E

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A three bedroom detached bungalow which has suffered from water damage and is offered with no upward chain. Situated in this highly regarded road the property comprises a porch, central hallway and a through lounge with fireplace. The kitchen has integrated appliances, three bedrooms and family bathroom. Outside is a generous driveway and a side garage with store room behind. The rear garden is mainly laid to lawn with shrub borders and a timber shed.



Council Tax Band: E



Porch

With a uPVC door and frosted window. Further door into the hallway.

Hallway

Cupboard, radiator and doors into

Lounge/Dining Room

19'10" x 14'3"

Window to the fore and patio door to the rear. Twin radiators and a stone fireplace with a coal effect fire.

Kitchen

8'10" x 10'0"

With limed oak units to wall and base. The base units have a roll topped worksurface with an inset single drainer sink set beneath the window to the rear. Oven and microwave, integrated fridge freezer and a four ring gas hob. Door into the rear.

Bedroom

13'8" x 10'10"

Window to the fore with a radiator beneath.

Bathroom

With a coloured suite that comprises a panelled bath with electric shower, wall hung wash hand basin and a close coupled wc. Two windows and a heated towel rail.

Bedroom

11'8" x 7'4"

Window to the side with a radiator beneath, fitted wardrobes and top boxes.

Bedroom

10'11" x 10'2"

Window to the rear with a radiator beneath. Fitted wardrobes, top boxes and dressing table.

Rear Garden

Paved patio and mainly laid to lawn. Enclosed with panelled fencing. A pathway to the side.

Garage

With up and over door and a side door.

Utility Area

13'2" x 7'5"

Housing the Vaillant Condensing boiler.

Services

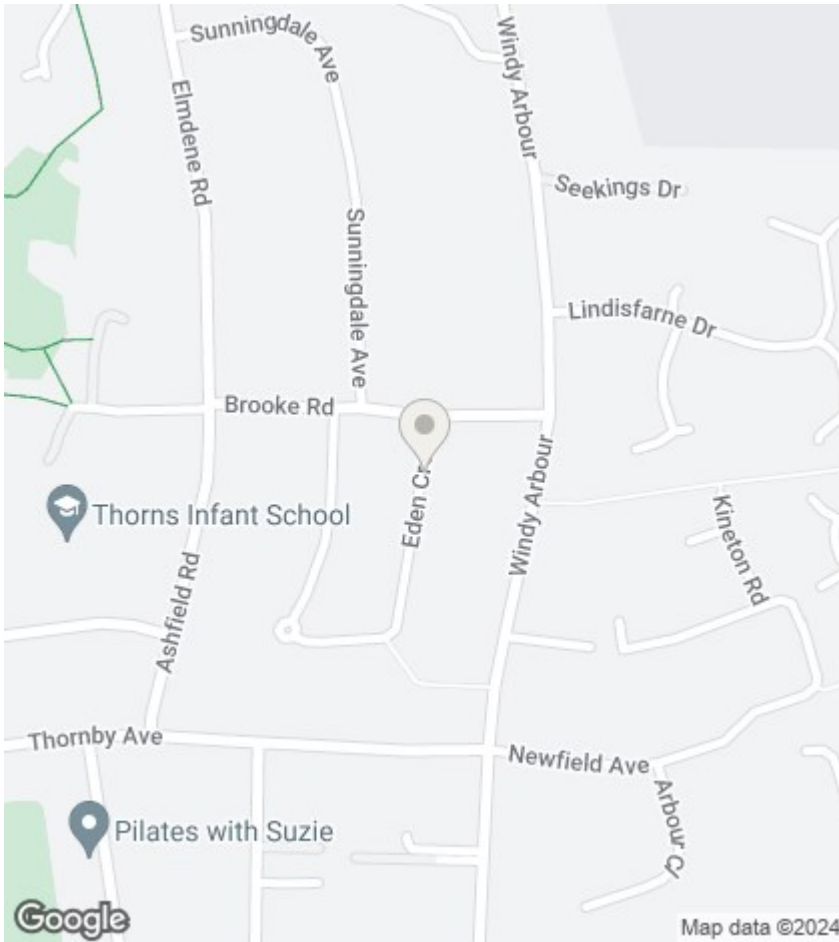
All mains services are connected.

Tenure

The property is Freehold.

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 |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | | |
| (39-54) | E | 50 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Ground Floor
Approx. 106.0 sq. metres



Total area: approx. 106.0 sq. metres