



## Rawnsley Drive, Kenilworth. CV8 2NX

Asking Price £375,000

- Detached Bungalow With No Onward Chain
- Three Bedrooms/Two With Fitted Wardrobes
- Double Glazing & Gas Central Heating
- Pleasant Rear Garden And Patio
- Fully Tiled Shower Room
- Front Lounge & Rear Garden Room
- EPC Rating D - 59
- Front Driveway & Garage
- Kitchen With Appliances
- Warwick District Council - Tax Band D



# Rawnsley Drive, Kenilworth CV8 2NX

A three bedroom detached bungalow on Knights Meadow. Benefitting double glazing, gas central heating and no onward chain. Set behind an easy maintenance foregarden the property has a driveway that leads to the side garage. You step into the porch and hallway beyond. The front lounge has a bow window and feature fireplace. The kitchen has built in oven and hob and under counter fridge and freezer. Two bedrooms have fitted furniture whilst the third has a cloakroom/wc. The shower room is fully tiled and the garden room looks into the attractive rear garden. The property will benefit from modernisation. Viewing recommended.



Council Tax Band: D



### **Porch**

With double door opening, tiled flooring and a door into the hallway

### **Hallway**

Access to loft void, radiator with shelf over, airing cupboard with lagged cylinder and a louvre fronted cupboard. Doors off to:

### **Lounge**

17'11" x 10'10"

With a bow window to the fore and further window to the side. Twin radiators and a marble fireplace with an Adams style surround and matching hearth.

### **Kitchen**

8'3" x 10'9"

Fitted with limed wall and base units. The base units have a stone effect roll topped work surface with an inset stainless steel sink with mixer taps and tiled splashbacks. Four ring gas hob and extractor hood. Electric oven and an undercounter fridge and freezer. Laminate flooring and skylight window. Radiator and door and window into the lean to.

### **Garden Room**

7'0" x 9'10"

Windows to the side and rear and french doors onto the patio. Radiator.

### **Bedroom One**

9'10" x 10'9"

Bow window to the rear with a radiator beneath. Built in wardrobes, chest of drawers and bedside cabinets.

### **Bedroom Two**

9'4" x 8'10"

Window to the fore with a radiator beneath and a cloakroom with close coupled wc and vanity wash hand basin.

### **Bedroom Three**

9'9" x 5'9"

Fitted wardrobes and chest of drawers, radiator and a window to the side. Built in cupboard and french doors into the Sun Room.

### **Shower Room**

With a corner cubicle having an electric shower. Vanity wash hand basin and a concealed cistern wc. Tiled to full height and flooring. Chrome heated rail and a frosted window.

### **Driveway**

The driveway provides hardstanding for a number of vehicles and leads to the garage.

### **Garage**

With up and over door and power and lighting laid on.

### **Foregarden**

Laid with gravel and planters for easy maintenance.

### **Rear Garden**

There is a patio that leads off the garden room. Steps lead to the formal lawn with mature shrub borders. It is enclosed with panelled fencing and a gate leads onto the side driveway.

### **Tenure**

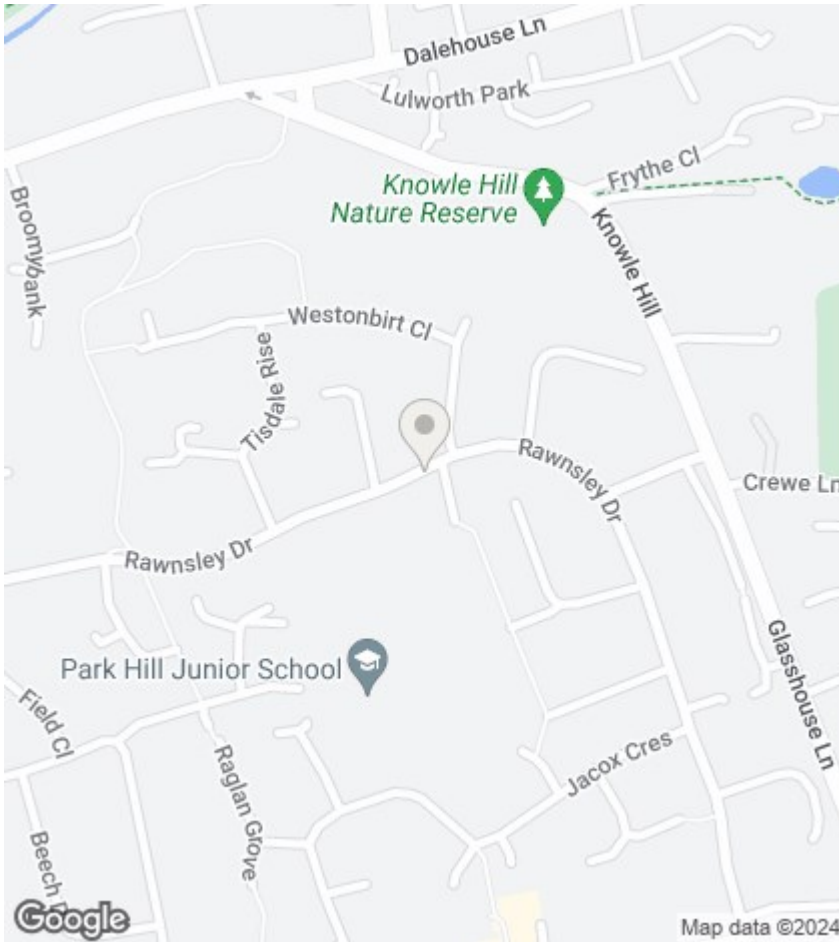
The property is Freehold

### **Services**

All mains services are provided

### **Fixtures & 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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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	

