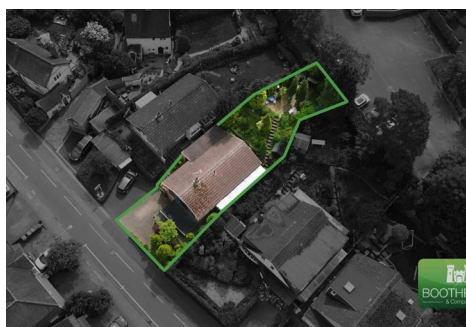




Mill End, Kenilworth

Offers Over £360,000

- Two Bedroom Single Storey Bungalow On An Elevated Plot
- L Shaped Lounge And Dining Room
- Fitted Kitchen
- Second Double Bedroom
- Attractive Beautifully Stocked Tiered Rear Garden
- L Shaped Reception Hall
- Energy Rating D - 62
- Main Double Bedroom With Dressing Room And Refitted En-suite
- Garage And Driveway Parking
- Warwick District Council Tax Band D

Mill End, Kenilworth CV8 2HP

An extended two bedroom detached bungalow located in an established residential position located in the heart of Old Kenilworth, on an elevated plot with a lovely tiered rear garden with views across Kenilworth Common and towards the water tower. The fully double glazed and gas centrally heated property benefits from two double bedrooms, master with dressing room and refitted en-suite shower room, family bathroom, L Shaped reception hallway, living and dining room, fitted kitchen. Outside there is a shared block paved driveway with parking for two cars leading to a single garage.



Council Tax Band: D



Approach

Over a shared block paved driveway with ten steps and handrail to a dark wood effect upvc double glazed front door with matching double glazed inset into the

L Shaped Reception Hall

With ceiling light, radiator, built in cupboard with hanging rail and two shelves, also housing the replacement 18th edition metal electric isolation unit, further airing cupboard housing the Vaillant combination boiler servicing the hot water and central heating with slatted shelving, door to the

Lounge

16'11" x 10'11"

With two radiators, full height second glazed picture window to front with double glazed window to side, gas stove with marble composite inset and hearth with wooden mantel and surround, t.v point, two ceiling lights, opening to the

Dining Room

9'8" x 9'5"

With full height secondary triple glazed picture window to front, ceiling light, radiator, door to the

Kitchen

9'10" x 9'5"

Fitted with a range of matching white wood grain fronted base and wall units with marble effect rounded edge work surfaces with one and a half bowl and drainer stainless steel sink with chrome mixer tap, ceramic tiling to splash back, space and plumbing for washing machine, slot in gas double oven with gas hob, replacement double glazed window and door to side canopy, space for under counter fridge freezer, radiator, pantry cupboard with shelving, ceiling light, vinyl floor.

Principal Bedroom

13'11" x 9'11"

A lovely spacious room with radiator, double glazed window to rear, ceiling light, built in double wardrobes with hanging rail and cupboard above, arch to the

Dressing Room

With matching double wardrobes either side with cupboard above, extra storage space to either alcove.

Refitted En-suite Shower Room

Luxury three piece white suite with low level w.c, vanity wash hand basin with chrome mixer tap and grey high gloss storage cupboard below, large walk in shower enclosure with sliding glazed shower screen with mains fed shower with chrome fittings and shower attachment, LED down lighters, porcelain tiles to floor and walls, opaque double glazed window to rear, glazed shelving, extractor fan and LED mirror.

Double Bedroom Two

10'4" x 10'5"

With a double glazed window to rear, ceiling light, radiator, built-in vanity sink with cupboard below.

Bathroom

With a three piece suite with low level w.c, pedestal wash hand basin, original pink steel bath with Triton electric shower over with fitted shower rail, ceramic tiling to all walls, radiator, antique pine wall corner cabinet, next to bath storage cupboard, replacement frosted double glazed window to side, ceiling light.

Side Canopy

With a polycarbonate roof, decking, outside courtesy lighting and power, leading to

Rear Garden

Beautiful established tiered rear garden with steps and rockery with a lovely array of perennial shrubs and plants with mature bushes, timber shed, gravelled sitting area with views across Kenilworth Common and towards the water tower. Shaded patio and lawn at the top of the garden.

Front

To the front of the property there is a block paved shared driveway with parking for two cars leading to a

Single Garage

With metal up and over door to front and power and light connected.

Tenure

The property is freehold.

Services

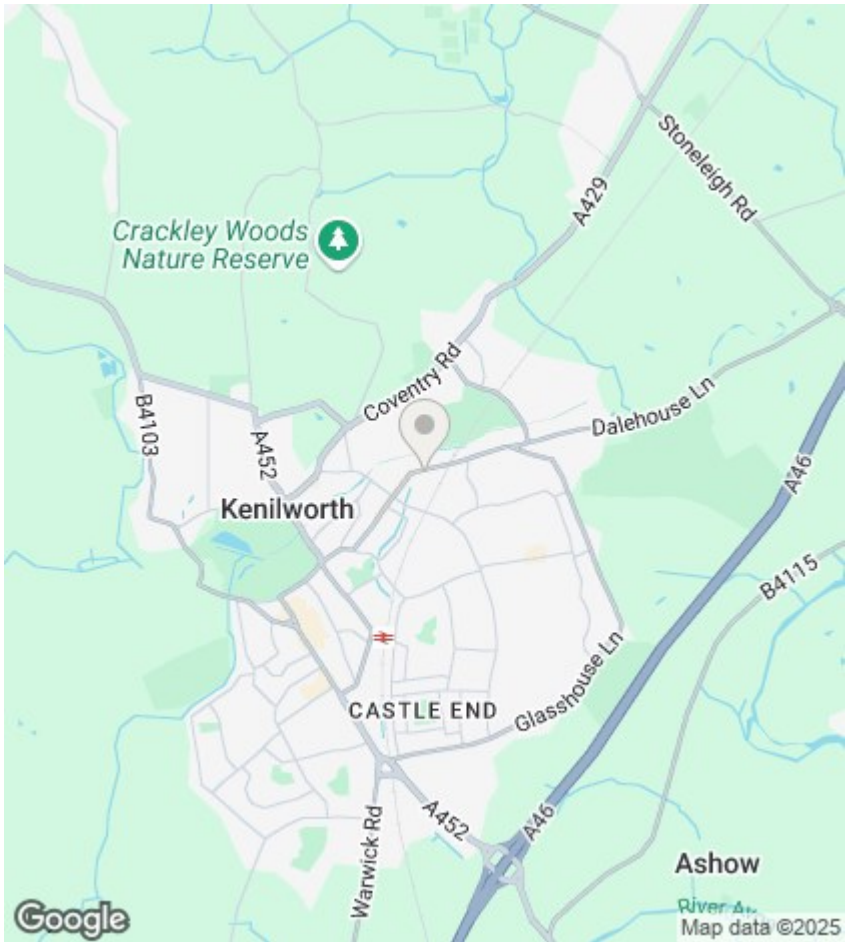
All mains services are connected.

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		80
(81-91) B		
(69-80) C	62	
(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

