



Jacox Crescent, Kenilworth

Offers In The Region Of £347,500

- Two Bedroom Linked Detached Bungalow
- Breakfast Kitchen
- Refitted Shower Room
- Living/Dining Room
- Low Maintenance Garden And Garage
- Canopy Porch And Reception Hall
- Energy Rating D - 60
- Two Double Bedrooms Both With Fitted Wardrobes
- Conservatory
- Warwick District Council Tax Band D

Jacox Crescent, Kenilworth

An attractively situated linked detached two bedroom bungalow in a quiet location, yet conveniently positioned for local shops including Tesco Express, chemist, local bakery and in an attractive cul de sac of similar type bungalows. With gas centrally heated and double glazed accommodation comprising ; canopy porch, L shaped reception hall with built-in airing cupboard, breakfast kitchen with full appliances, living room with patio doors to a delightful south facing rear garden and conservatory, two double bedrooms with fitted wardrobes, fully refitted shower room, low maintenance front garden and fully paved/gravelled low maintenance south facing rear garden that is not overlooked, attached single brick built garage. The bungalow is offered for sale no onward chain



Council Tax Band: D



Approach

With a paved pathway approach to tiled canopy porch with timber supports, recessed lighting and upvc leaded opaque double glazed panelled front door leading into

L Shaped Reception Hall

With radiator, coving, smoke alarm, built-in airing cupboard with factory insulated lagged copper cylinder with fitted immersion heater and range of slatted shelving, access to insulated roof space, Honeywell central heating thermostat control, door to

Lounge/ Dining Room

9'8" x 16'0"
With coving, radiator, double glazed patio doors leading to the conservatory, t.v. aerial point, further double glazed window overlooking rear garden, feature living flame effect coal electric fire with brass trim and marble effect surround and hearth, space for dining table.

Conservatory

7'4" x 10'7"
With dwarf surrounding brick walks, upvc double glazed windows with matching French doors to the rear garden, pitched polycarbonate roof, Unidare electric storage heater and two wall lights.

Kitchen/ Breakfast Room

9'6" x 10'3"
With with a range of original base and wall units with rounded edge work surfaces with one and a half bowl composite sink with mixer tap, ceramic tiling to splash back, slot in Hotpoint oven and grill, Hotpoint upright fridge freezer (included) and space for washing machine (not included). Wall mounted British Gas boiler, extractor fan, leaded double glazed window to front, ceiling strip light, radiator, space for small breakfast table.

Double Bedroom One

9'8" x 11'5"
With double glazed window to rear, radiator, matching built in double wardrobes with hanging and shelf over with t.v point inside., matching bedside tables and vanity dress unit.

Double Bedroom Two

9'8" x 8'2"
With leaded and double glazed box window to front, ceiling light, radiator, built-in double wardrobe with matching over bed storage cupboards.

Refitted Shower Room

With a luxury three piece white suite with high level w.c, vanity wash hand basin with cupboard below and central mixer tap, walk in shower enclosure mains fed shower with chrome attachments, fitted shower screen and grab handles, LED ceiling light, wall mounted mirror and vanity light, opaque leaded double glazed window to front, porcelain tiles to walls and floor, heated white towel rail.

Garage

17'1" x 8'1"
With metal up and over door to front with power and light connected, rear pedestrian door to garden.

Rear Garden

Fully enclosed by new very secure perimeter fencing and not overlooked with a sunny south facing aspect, laid to low maintenance gravel, raised flower bed and brick walls with patio and timber garden shed.

Front

To the front of the property is a tarmacadam driveway with outside tap, gravelled fore garden and pathway leading to the front door.

Tenure

The property is Freehold.

Services

All mains services are connected;

Mobile coverage

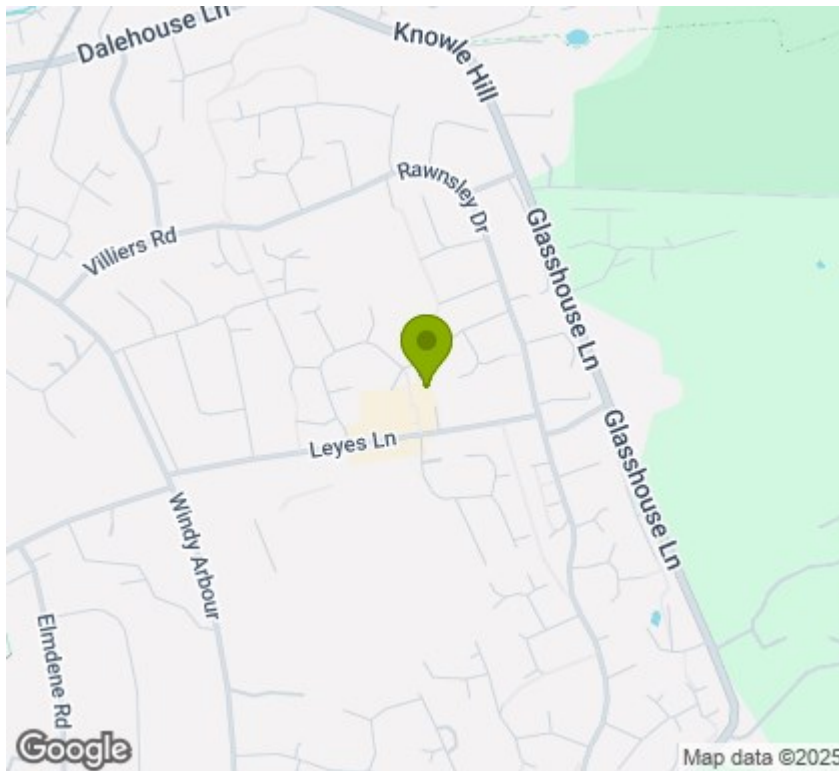
EE
Vodafone
Three
O2
Broadband

Basic
28 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

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



Viewings

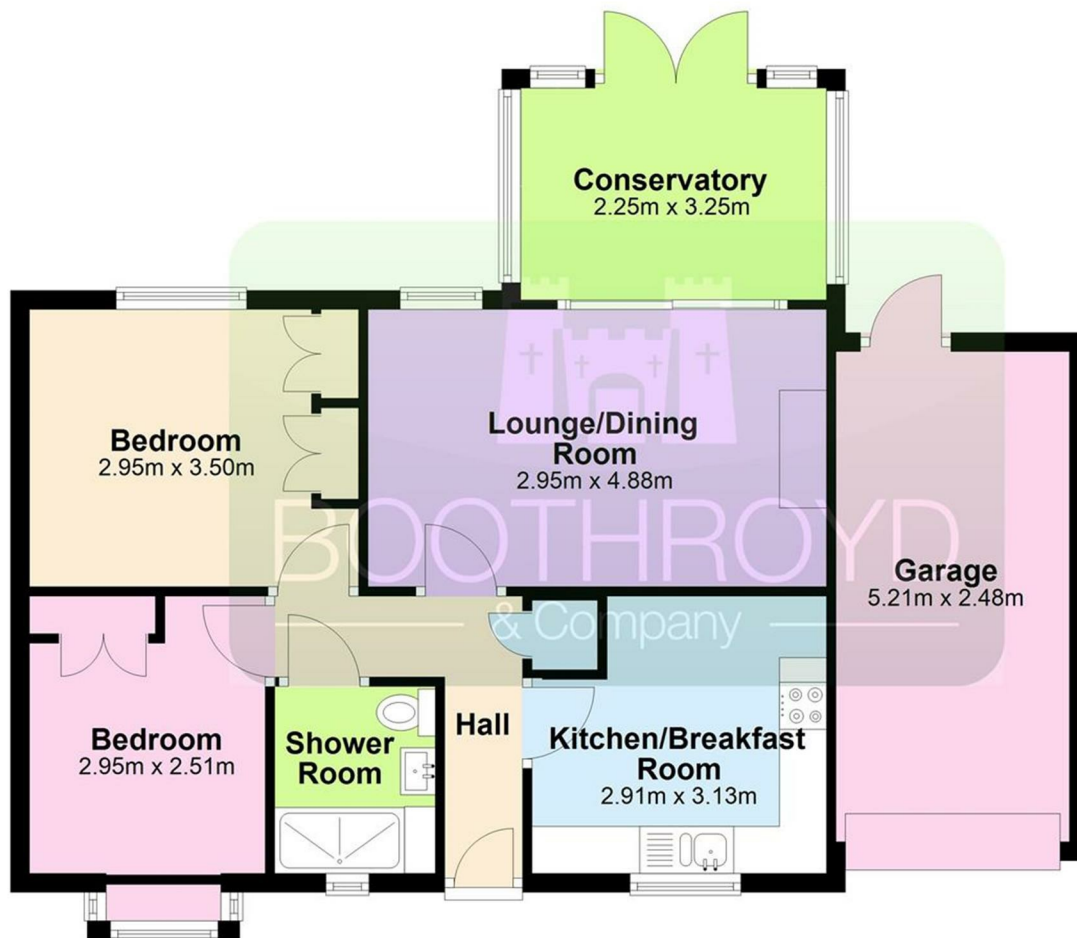
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 72.4 sq. metres



Total area: approx. 72.4 sq. metres