

## Farmer Ward Road, Kenilworth

### Offers In The Region Of £419,950

- Extended Two;/Three Bedroom Linked Detached Bungalow
- Extended Breakfast Kitchen With Sky Lantern
- Two Double Bedrooms
- Three Piece Shower Room
- Attractive Established Rear & Front Garden, Garage & Driveway Parking
- Enclosed Porch & L Shaped Reception Hall
- Energy Rating - D
- Study/Bedroom Three Off Living Room
- Conservatory
- Warwick District Council Band - D

# Farmer Ward Road, Kenilworth

A well located and extended, link-detached bungalow with the need for additional refreshment in a convenient location for access to the town Centre of Kenilworth, close to the foot bridge leading into the town. With full gas fired central heating and double glazing the property comprises; , L shaped living room, re-fitted and extended kitchen with sky lantern, double glazed conservatory addition, two double bedrooms with study/bed 3, three piece shower, room, block paved driveway leading to attached garage, fully enclosed private rear garden. The bungalow is offered for sale with no onward chain and vacant possession.



Council Tax Band: D



## Approach

Over a block paved driveway to a upvc door with matching frosted windows into the

## Reception Hall

Extended hall with open plan porch/hall with telephone point, wood panels to one wall, ceiling light, radiator, useful storage cupboard with fitted shelving, airing cupboard housing the Vaillant eco tec pro 28 combination boiler vented through the loft, access to insulated roof space and door to

## Living Room

L shaped reception room with large window to front, t.v point, feature living flame effect electric fire with a marble composite inset and hearth with mantle and surround, radiator, two ceiling lights and three wall lights, aluminium sliding patio doors into the conservatory and door to

## Bed 3/ Study

With a window to rear, radiator and ceiling light.

## Extended Kitchen

Kitchen area comprehensively refitted with a range of matching cream shaker style base and wall units with wood block effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, slot in Indesit dual fuel freestanding cooker with illuminated stainless steel extractor hood above and splash back, space and plumbing for washing machine, space for large upright fridge freezer, opening to the

## Breakfast/Dining Area

With feature ceiling lantern four LED downlighters, radiator, vinyl floor, walk-in bay window, doorway to the

## Conservatory

With a pitched glazed roof, vinyl flooring, windows and door with fitted blinds to the rear, power and light connected.

## Double Bedroom One

With a window to front, radiator, ceiling light and coving.

## Double Bedroom Two

With window to the rear, radiator, and ceiling light.

## Shower Room

With a three-piece white suite featuring a low-level WC, a vanity wash hand basin with a chrome mixer tap and cupboard below, and a corner walk-in shower

enclosure equipped with a mains-fed shower with chrome fittings and attachments. The walls are adorned with ceramic tiles, including an inset mosaic pattern, and there is a heated chrome towel rail, two opaque double-glazed windows to the side, a vinyl floor, an extractor fan, and a mirrored vanity cabinet.

## Single Garage

With metal up and over door to front, power and light connected, electricity and gas meters, electricity fuse box.

## Rear Garden

Fully enclosed with fencing and garden walls, established with a lovely variety of shrubs, mature bushes and a pear tree, predominantly laid to lawn with patio and steps to lawn, useful side gated access.

## Front

To the front of the property is a block paved driveway, semi circular lawned fore garden with established planted borders and a low-level wall to front.

## Tenure

The property is freehold.

## Services

All mains services are connected;  
Mobile coverage

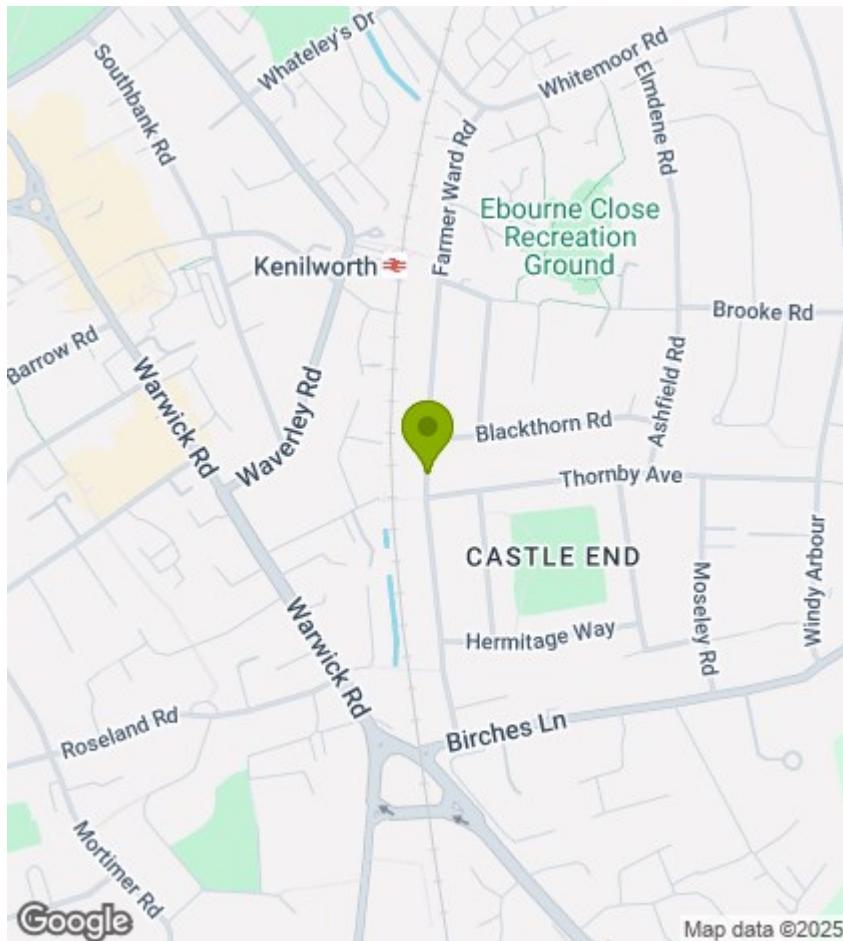
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
4 Mbps  
Superfast  
157 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		
(69-80) C		
(55-68) D	78	
(39-54) E	64	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

