



## Cobbs Road, Kenilworth

Asking Price £495,000

- Detached Three Bedroom Bungalow
- South Facing Garden
- Double Glazing and Gas Central Heating
- Shower Room
- No Chain
- Driveway with Garage
- Energy Rating - C
- Three Double Bedroom
- Old Town Location
- Warwick District Council Tax Band - E

# Cobbs Road, Kenilworth, CV8 1BD

A deceptively spacious and well located three bedroom detached bungalow, on a good sized corner plot with a private southerly facing rear aspect and having further scope for additional extension, subject to obtaining the usual planning consents. The property offers: enclosed porch, reception hallway, living/dining room, fitted breakfast kitchen, three double bedrooms, re-fitted family bathroom with shower, well-maintained rear garden with rear southerly aspect, block paved driveway to front with ample parking for two vehicles. Internal viewing is recommended, and the property is sold with no chain.



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C - 70

Council Tax Band: E



### Approach/ Porch

Approached over a paved pathway to a fully enclosed PVCu double glazed porch with dwarf wall, two steps up to the porch with ceramic tiling to floor, outside lantern, hardwood panelled and opaque-glazed door into the

### Reception Hall

A welcoming entrance, L-shape hall with coving, dado rail, central ceiling light and radiator. Access to the boarded and insulated loft via a retractable ladder with power, doors lead off to

### Lounge/Dining Room

12'0" x 22'10"

A generously proportioned dual aspect room offering space for both seating and dining. Features include dual radiators a central gas living flame effect fireplace with marble effect hearth and Adams-style surround.

### Kitchen

11'7" x 11'3"

Comprehensively fitted with a range of matching limed oak fronted base and wall units, marble effect rounded edge work surfaces, single drainer stainless steel sink unit with central mixer tap, integrated double electric fan assisted oven and grill, four ring gas hob, concealed illuminated extractor hood over, integrated under unit fridge, ceramic tiling to splash back areas, space and plumbing for automatic washing machine, PVCu double glazed window to side, opaque door to one side, concealed cupboard housing the Vaillant condensing boiler servicing the hot water and central heating, breakfast bar, under pelmet lighting, central ceiling strip light, coving, range of double power points, ceramic tiling to floor.

### Double Bedroom One

12'1" x 13'8"

Range of built-in bedroom furniture comprising two bedside tables, over-bed storage, two single wardrobes to either side, a further double wardrobe with additional drawers and cupboards, radiator, PVCu double-glazed window, coving, and dado rail.

### Double Bedroom Two

8'4" x 11'11"

Radiator, double glazed window, coving, picture rail, and central ceiling light.

### Double Bedroom Three

11'7" x 10'0"

Double-glazed patio doors overlooking the delightful rear garden, coving, central ceiling light and radiator. Fitted array of wardrobes with hanging rail and shelving, a versatile space currently used as a hobbies room.

### Shower Room

Low level w.c., pedestal wash hand basin with mirrored cabinet and shaving point, walk-in shower with electric

shower, matching chrome fittings, wall mounted heated chrome towel rail/radiator, ceramic tiling to full height to all walls, vinyl floor covering, built-in airing cupboard with lagged copper cylinder and range of slatted shelving, central ceiling light, extractor fan, PVCu opaque double glazed window.

### Single Garage

8'7" x 17'2"

Remote-controlled electric rolling up door to front, power and light, range of double power points, opaque PVCu double-glazed window, pedestrian door to side.

### Outside Rear Garden

The property is located on a generous corner plot with a delightful south-facing rear aspect, full-width patio with an array of mature plants and screening hedging, outside courtesy light, a timber garden shed, fully enclosed by perimeter fencing, an outside cold water tap, and a wrought iron gate leading to the front of the property. To the rear of the property, there is an access drive with potential to build further garaging, subject to obtaining the usual planning consents.

### Front

To the front of the property, there are well kept lawned gardens, block paved pathway and a driveway for 1 - 2 vehicles.

### Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

60 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Tenure

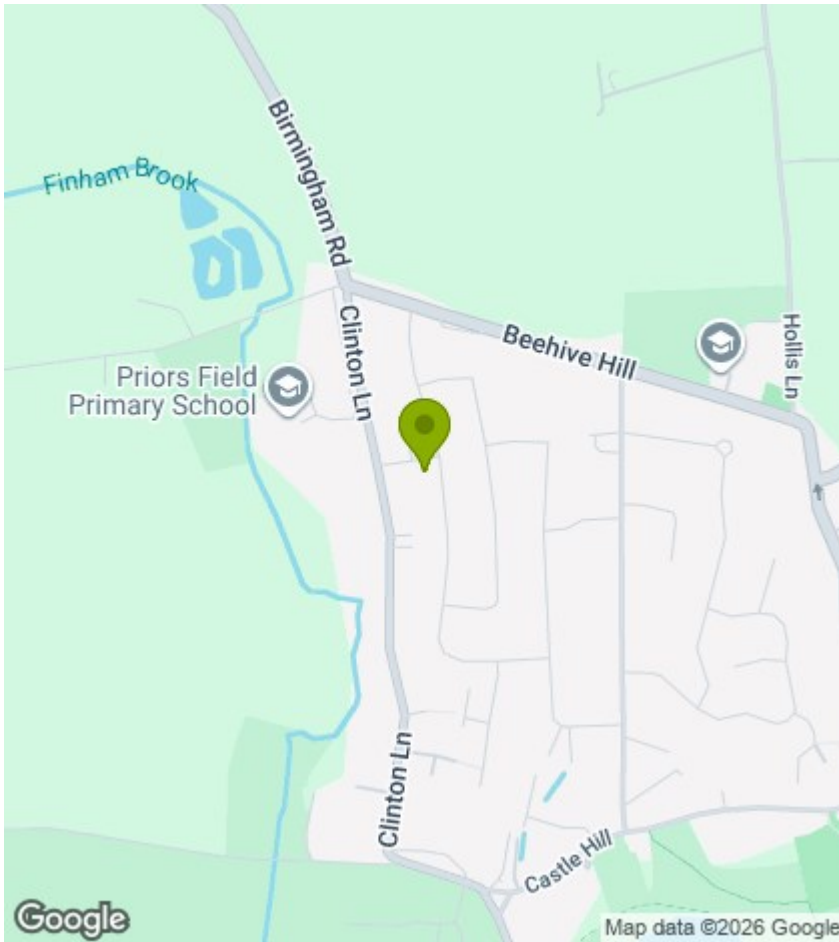
The property is Freehold.

### Virtual Staging

Furniture at the property has been removed virtually to show the space.

### Fixtures and 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(55-68) <b>D</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	

## Ground Floor

