



## Farmer Ward Road, Kenilworth

£399,950

- Two Bedroom Link Detached Bungalow
- Extended Breakfast Kitchen
- Energy Rating - D
- Single Garage & Driveway Parking
- Gas Central Heating & Double Glazing
- Close to Town Centre
- Two Double Bedrooms
- Three Piece Shower Room
- Loft Area
- Warwick District Council Tax Band - D

# Farmer Ward Road, Kenilworth, CV8 2DN

A extended two bedroom link-detached bungalow on Farmer Ward Road that is offered for sale with no onward chain. Benefitting gas central heating and double glazing throughout. You approach across a block paved driveway leading to the extended porch and hallway beyond with the added benefit of a loft room. With a through lounge with feature fireplace, extended fitted kitchen, two bedrooms, separate wc and a three piece shower room. Outside is a generous rear garden and a side garage with stores behind.

 2  1  1  D - 64

Council Tax Band: D



### Approach

Over a block paved driveway to a upvc door with courtesy lighting and opaque glazed inset

### Reception Hallway

Stepping into a extended hall with opaque glazing with telephone point, central ceiling light, radiator, useful storage cupboard with fitted shelving, access to insulated loft room with power via timber ladder.

### Living Room

L shaped reception room with large window to front, t.v point, feature living flame effect electric fire with a polished stone inset and hearth with mantle and surround, radiator, two ceiling lights, upvc sliding patio doors into the rear garden.

### Extended Kitchen

Kitchen area fitted with a range of matching cream shaker style base and wall units with speckled stone effect edge work surfaces with single drainer stainless steel sink with mixer tap, Honeywell heating control panel, strip ceiling lighting, 50/50 fridge/freezer, Bosch washing machine, slot in Cannon freestanding cooker with illuminated concealed extractor hood above and splash back, Beko Dryer, opening to the

### Breakfast/Dining Area

With radiator, bay window with fitted breakfast table, opaque glazed French door out to rear garden

### Loft Area

15'7" x 13'8"

Accessed by timber ladder this additional space benefits central ceiling light, dual upvc windows, eaves storage which houses the boiler.

### Bedroom One

With a window to front, radiator, ceiling light, coving and fitted wardrobe's with hanging rail and shelving.

### Bedroom Two

With window to the rear, radiator, and ceiling light. coving and fitted wardrobes with sliding doors and mirror insets with hanging rail and shelving.

### Shower Room

With a three-piece suite featuring a low-level WC, a pedestal wash hand basin with hot and cold taps and a corner walk-in shower enclosure equipped with a electric Triton shower. The walls are adorned with ceramic tiles, and there is a heated towel rail, opaque double-glazed window to the side, a vinyl floor and a mirrored vanity cabinet.

### Separate WC

Befitting full height ceramic tiling, low level WC with opaque glazed window to side and central ceiling light.

### Single Garage

With metal up and over door to front, power and light connected, electricity and gas meters, electricity fuse box. Separately there is a store room with power behind.

### Rear Garden

Fully enclosed with fencing and garden walls, established with a lovely variety of shrubs, mature bushes and array of plants, predominantly laid with irregular slate patio and step to lawned area, useful side gated access with timber security gate.

### Front

To the front of the property is a block paved driveway, irregular slated patio fore garden with established planted borders.

### Tenure

The property is freehold.

### Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

157 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

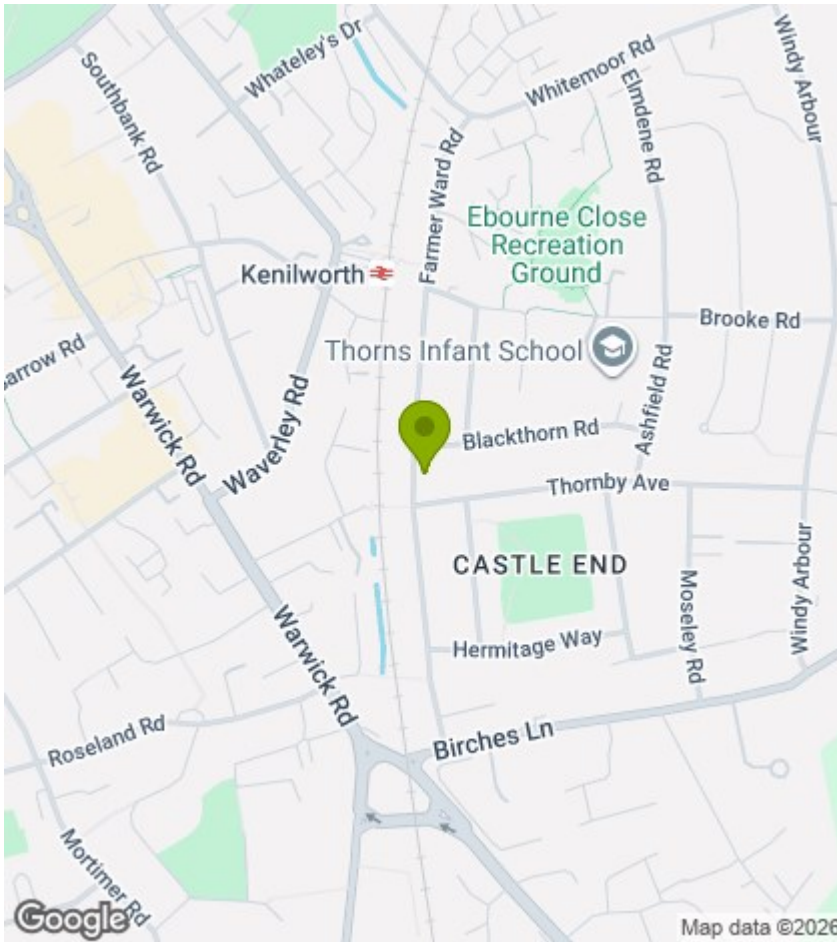
Virgin

### Fixtures and Fittings

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

### Virtual Staging

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



## 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>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor

Approx. 82.3 sq. metres (885.8 sq. feet)



Total area: approx. 82.3 sq. metres (885.8 sq. feet)