



## Siddeley Avenue, Kenilworth

£525,000

- Three Double Bedroom Link Detached Bungalow
- Extended Kitchen
- En-suite and Family Bathroom
- Gas Central Heating & Double Glazing
- In Need of Modernisation
- Close to Town Centre and Abbey Fields
- Corner Plot
- Single Garage & Driveway Parking
- Energy Rating - D
- Warwick District Council Tax Band - E

# Siddeley Avenue, Kenilworth, CV8 1EW

An extended, corner plot three double bedroom link-detached bungalow in a sought after central Kenilworth location, within close proximity of the castle, Abbey Fields and town centre with its full range of facilities and amenities. This deceptively spacious bungalow offers spacious living accommodation and Westerly private rear garden, the property comprises; large enclosed porch, reception hallway, living room with feature fireplace, open plan dining kitchen with integrated appliances, three bedrooms ( all doubles) with one having fitted en-suite shower room and four piece family bathroom. There is an single garage, off road parking forecourt for 2/3 vehicles. The property is offered for sale with no chain, full PVCu double glazing, gas fired central heating and viewing is highly recommended.



3



2



1



D - 63

Council Tax Band: E



## Approach

Over a bloc paviour driveway to a enclosed porch with upvc door, courtesy lighting and opaque glazed insets.

## Reception Hall

Through a timber door with opaque glazed insets into large welcoming reception hall with central ceiling light, radiator, storage cupboard housing the Valiant boiler and doors of to

## Extended Kitchen

Kitchen area fitted with a range of matching shaker style base and wall units with rollover work surfaces with single composite drainer and sink with mixer tap, track ceiling lighting, dual windows overlooking rear garden, freestanding Miele washing machine, integrated Neff dishwasher and fridge/freezer, mid level double oven and grill, Neff electric hob with illuminated extractor above with ceramic tiling splashback, pantry cupboard, further storage cupboard space with room for dining table and opaque glazed inset rear entrance Upvc door.

## Living Room

With large bay window to the front elevation, t.v point, feature living flame effect gas fire with a polished stone inset and hearth with mantle and surround, dual radiators, central ceiling and wall lights, timber opaque glazed sliding door into kitchen.

## Bedroom One

With a window to rear, radiator, ceiling light, coving and fitted array of wardrobes with hanging rail and shelving with door into

## En-suite

Step in shower unit with mains fed shower and splashback tiling, hot and cold chrome taps to wash hand basin with cupboard below and mirror above, low level WCt, extractor fan and central ceiling light.

## Bedroom Two

With a bay window to front, radiator, ceiling light and fitted wardrobes with hanging rail and shelving.

## Bedroom Three

With window to rear elevation, radiator and central ceiling light.

## Bathroom

A generously sized four piece suite with corner shower unit with mains fed shower, timber panel bath with hand rails, low level WC and wash and pedestal wash hand basin with hot and cold taps, Half height ceramic tile splashback, opaque glazed windows, radiator, loft access.

## Garage

Up and over remote controlled door with strip light, power and housing the consumer unit.

## Rear Garden

Fully enclosed with timber panel fencing, established with a variety of shrubs and mature bushes, predominantly laid with stone slab patio with gravel stone chippings, useful side gated access with timber security gate.

## Front

Mainly laid to lawn and surrounded by dwarf brick wall with wrought iron railings and bloc pavior driveway.

## Tenure

The property is freehold.

## Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

19 Mbps

Superfast

267 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

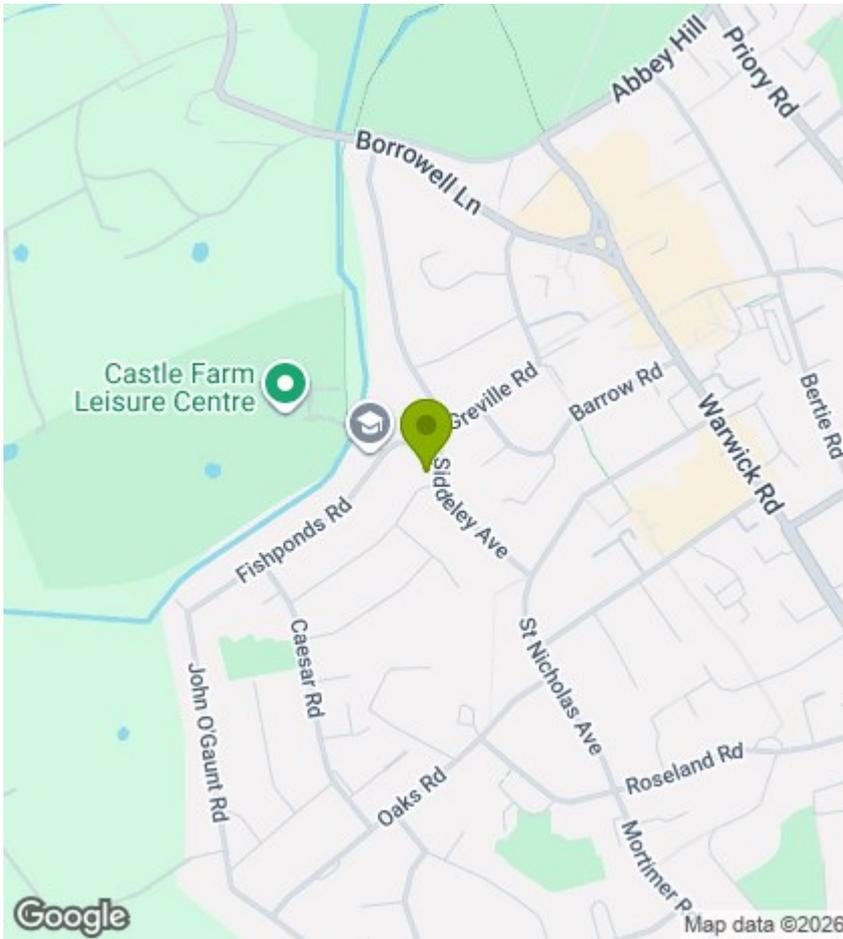
BT

Sky

Virgin

## Fittings and Fixtures

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.

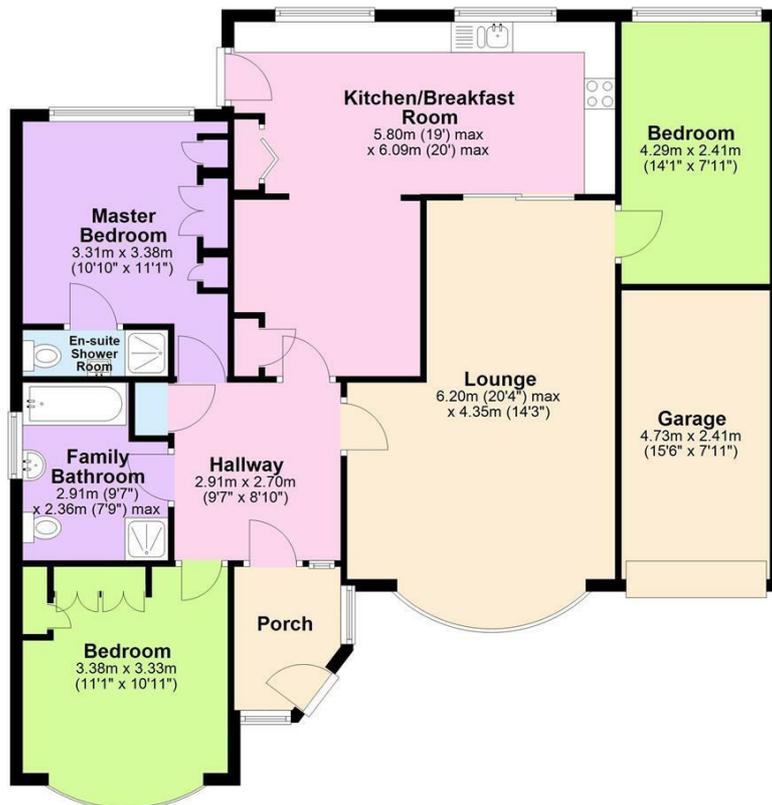
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	71
(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

Approx. 119.4 sq. metres (1285.6 sq. feet)



Total area: approx. 119.4 sq. metres (1285.6 sq. feet)