



## Mayo Drive, Kenilworth

Offers In The Region Of £350,000

- Two Bedroom Semi Detached Bungalow
- Fitted Kitchen
- Two Bedrooms
- Private Rear Garden
- Sold With No Onward chain
- Living/Dining Room
- Energy Rating D - 61
- Conservatory
- Close to Town and The Railway Station
- Warwick District Council Tax Band A

# Mayo Drive, Kenilworth, CV8 2QQ

This charming two-bedroom semi-detached bungalow is located in a peaceful cul-de-sac with only four properties. Mayo Drive is situated just off Farmer Ward Road, within easy walking distance of Kenilworth town centre and the train station. The property is offered for sale with no onward chain and consists of an entrance hall, a fitted kitchen, a living/dining room, an inner hall, and two double bedrooms—one of which has a conservatory attached. There is also a three-piece shower room.

Outside, you'll find an attractive, low-maintenance rear garden that offers privacy, as it is not overlooked. The front of the property includes driveway parking for two to three cars and a side carport. The bungalow benefits from double glazing and electric storage heating, although gas is available in the area if desired.



Council Tax Band: A



## Approach

Over a tarmacked driveway paved with blocks led to a Georgian-style UPVC multi-paned door with a matching full-height window.

## Reception Hall

Open plan reception hall with a central ceiling light, smoke alarm, and a useful storage cupboard with a roller door and shelving. There is also space for a tumble dryer, laminate flooring, and an open archway to the kitchen. An oak leaded and glazed door leads into the Living/ Dining Room.

## Fitted Kitchen

Comprehensively fitted with a range of matching cream shaker style base and wall units with marble effect rounded edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, ceramic tiling to splash back, four ring Indesit induction hob with extractor fan above, space and plumbing for washing machine and slimline dishwasher, space for large upright fridge freezer, window to side, wood laminate flooring, ceiling light, breakfast bar, Creda electric storage heater.

## Living/Dining Room

The front of the room features a bow window, complemented by two matching ceiling lights and wood laminate flooring. A striking electric stove is set against a quarry-tiled hearth with a wood mantle and brass trim. There is a decorative false chimney breast wall, coving along the edges, a TV point, and a wall-mounted electric Creda sensor storage heater. A door leads into the

## Inner Hall

Access to a fully insulated and boarded loft with a retractable ladder, power, and light, ideal as an occasional hobby space. There is a door to an airing cupboard, with a full-length mirror, containing a factory-insulated copper cylinder with slatted shelving and a safe within the floor of the airing cupboard.

## Shower Room

The bathroom features a three-piece white suite, which includes a low-level enclosed WC, matching vanity cupboards on the side, and a cupboard above. There is a glass shelf and mirror above the sink too. It also boasts a large corner shower enclosure with a glass screen and a Mira electric shower. The walls are finished with ceramic tiles, and the floor is vinyl. Additionally, there is a heated chrome towel rail, an opaque window to the side, and a ceiling light. A small electric night storage heater is also included.

## Double Bedroom One

With a rear-facing window, ceiling light, wall-mounted electric panel heater, and fitted wardrobes with a mirror.

## Bedroom Two

With wood laminate flooring, a ceiling light, telephone point, a Creda electric storage heater, and double-glazed French doors leading into the

## Conservatory

With surrounding uPVC windows and French doors opening onto the patio. A pitched glazed roof features a central ceiling light and fan with a roof light, complemented by a wall-mounted Sunhouse electric storage heater.

## Rear Garden

Fully enclosed by perimeter fencing and laid to low-maintenance paving, with a decorative shingle patio and block edging. There are bordered beds featuring a variety of shrubs and plants, along with artificial grass over concrete. A concrete sectional storage shed benefits from power and lighting.

There is also a useful side carport with twin timber doors to the front, power and lighting, an external wall-mounted basin with cold water supply, a water butt, and wall storage unit, all beneath a polycarbonate roof.

## Front

To the front of the property is a gravelled foregarden with a mix of paved, tarmacadam, and block-paved areas, providing parking for up to three vehicles. The front garden also features an oak tree, which is subject to a preservation order.

## Tenure

The property is freehold.

## Services

All mains services are connected except gas;  
Mobile coverage

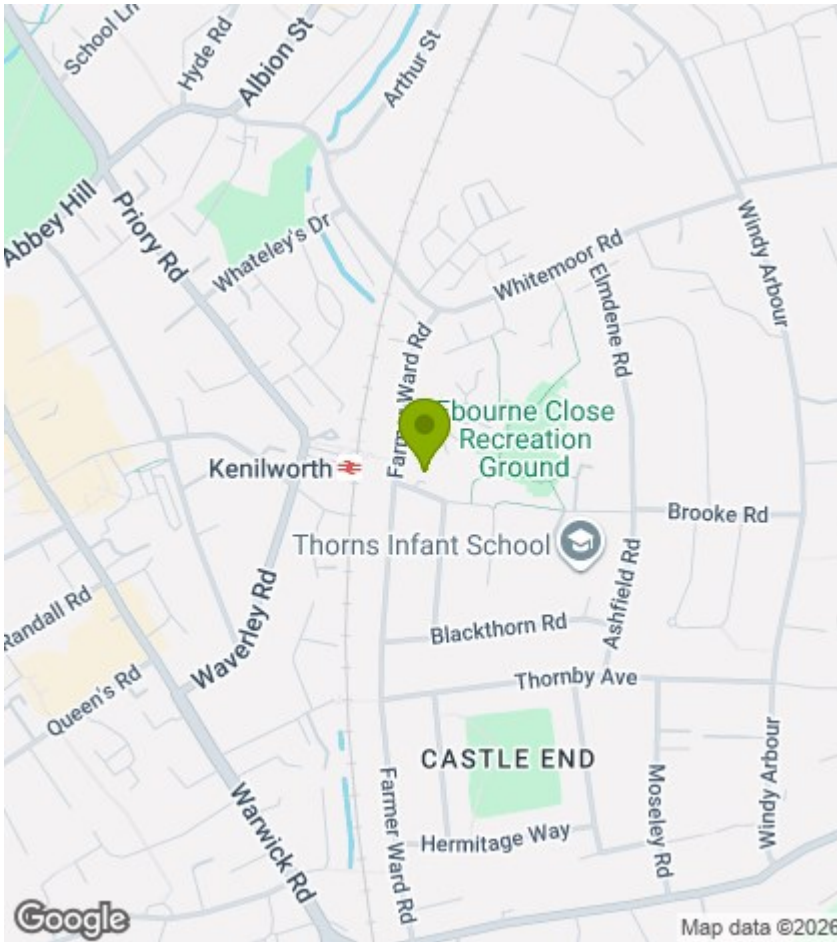
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
15 Mbps  
Superfast  
71 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Fixtures & Fittings

All fixtures and fittings 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			78
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 59.7 sq. metres (643.0 sq. feet)