BOOTHROYD
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Adcock Drive, Kenilworth

£395,000

- Detached Two Bedroom Bungalow
- Lean To Conservatory
- Front Driveway And Attached Single Garage
- Shower Room
- Offered With No Onward Chain
- Through Lounge Dining Room
- EPC Rating C - 69
- Kitchen With Appliances
- Front & Rear Gardens
- Warwick District Council Tax Band D

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Adcock Drive, Kenilworth, CV8 2RB

Offered for sale with no onward chain, this detached two-bedroom bungalow occupies a pleasant position and presents an excellent opportunity for those seeking single-storey living.

Benefiting from double glazing and gas central heating, the accommodation is arranged around a central L-shaped hallway and includes a spacious lounge opening through an archway to a separate dining area, creating an attractive and versatile living space. From the lounge, access is provided to a lean-to conservatory overlooking the rear garden.

The kitchen is positioned to the front of the property and is fitted with a range of wall and base units offering ample storage and preparation space. Both bedrooms are situated to the rear of the bungalow and are served by a shower room.

Outside, a driveway to the front provides off-road parking and leads to the attached single garage. To the rear, there is a manageable garden offering a pleasant outdoor space to enjoy.

Viewing is strongly recommended to appreciate both the accommodation on offer and the convenience of the location.

2 1 2 C - 69 Council Tax Band: D

Porch
With tiled floor and further door into:

Hallway
With a radiator, airing cupboard, access to loft void and all doors off to:

Lounge
5.50m x 3.88m (18'0" x 12'8")
With patio doors into the lean too conservatory, radiator and a brick fireplace with a coal effect gas fire. Opening into the dining room.

Dining Room
396m x 388m (1299'2" x 1272'11")
Windows to the fore and a radiator.

Lean To Conservatory
2.60m x 3.88m (8'6" x 12'8")
Having a door to the rear garden.

Kitchen
299m x 3.37m (980'11" x 11'0")
Fitted with a range of pine wall and base units surmounted by a roll-edged work surface incorporating a composite sink unit positioned beneath a window overlooking the front elevation. Complemented by tiled splashbacks, the kitchen is equipped with a built-in halogen hob with electric oven beneath and extractor canopy above. Integrated under-counter fridge and freezer together with space and plumbing for a washing machine. A breakfast bar provides an informal dining area, with a radiator positioned below.

Bedroom One
4.21m x 3.13m (13'9" x 10'3")
Window to the rear, radiator and built in wardrobes.

Bedroom Two
3.28m x 2.00m (10'9" x 6'6")
Window to the rear with a radiator below.

Shower Room
1.82m x 197m (5'11" x 646'3")
Fully tiled and FITTED with a corner shower cubicle incorporating a thermostatic shower, together with a pedestal wash hand basin and close-coupled WC. Heated towel rail and a frosted window providing natural light and ventilation.

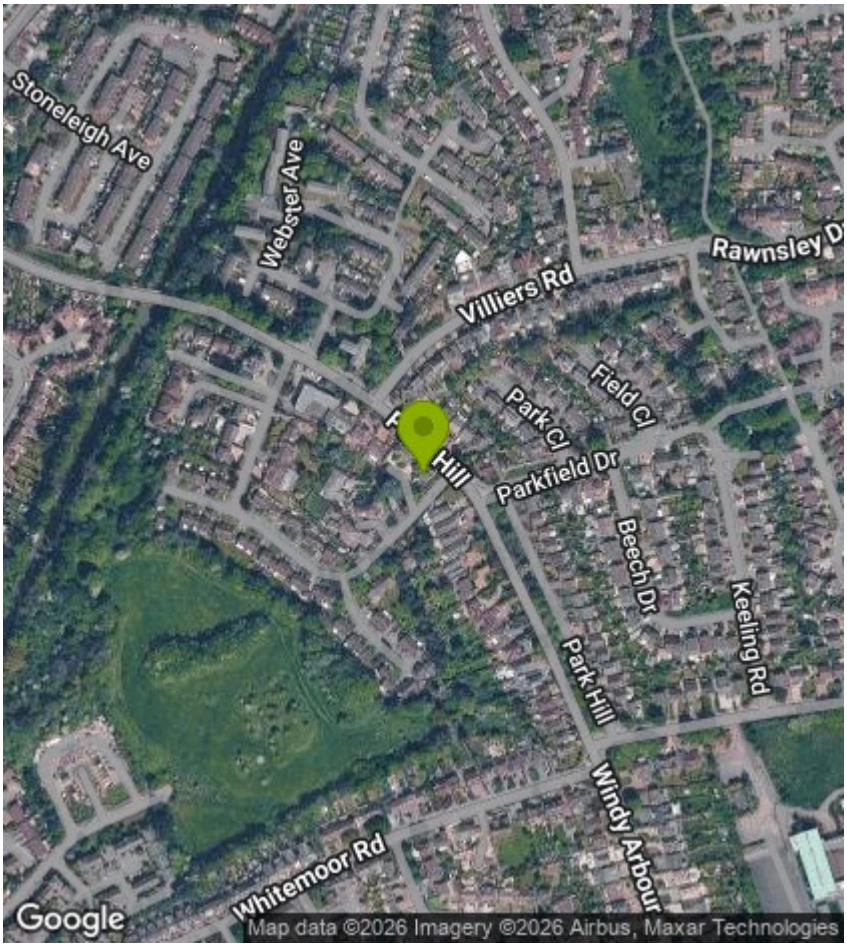
Garage
5.46m x 2.30m (17'10" x 7'6")
With up and over door and. Communicating door into the hallway. Potterton central heating boiler and power and lighting.

Fore garden
A tarmacadam driveway leads to the side garage and a pathway to the front door. The garden has a formal lawn with mature shrub borders.

Rear Garden
Having a patio with formal lawn. Mature shrubs and a side pedestrian access.

Tenure
The bungalow is freehold.

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

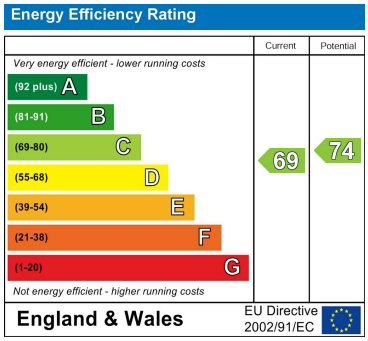


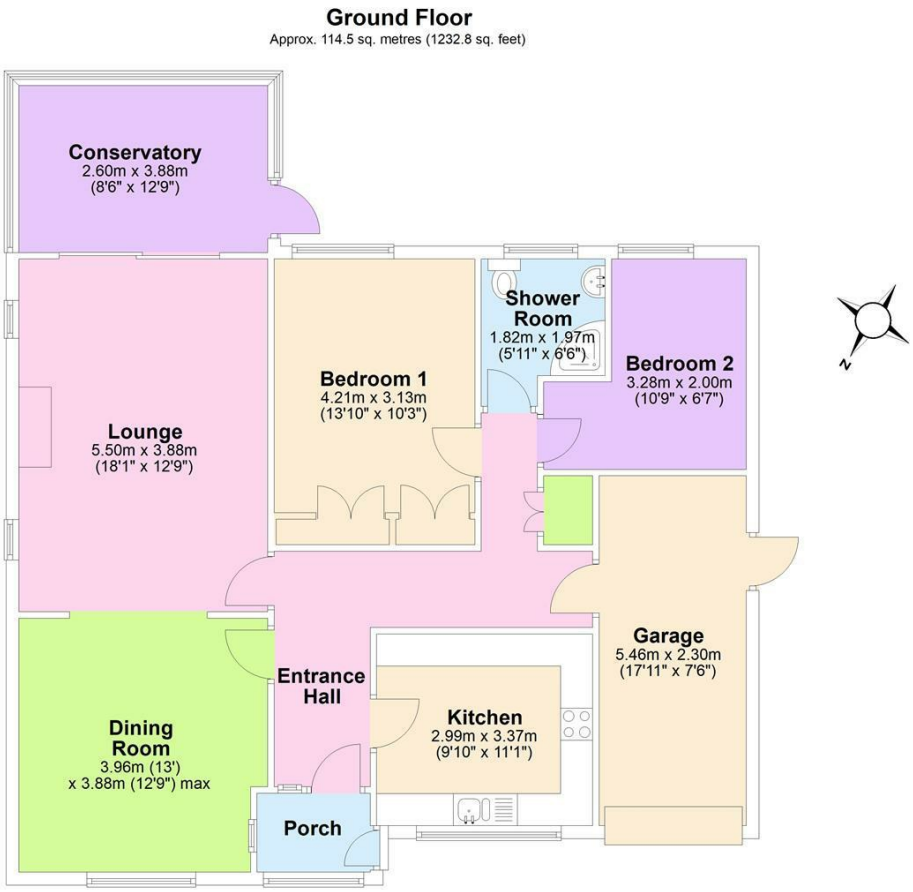
Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C





Total area: approx. 114.5 sq. metres (1232.8 sq. feet)

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