BOOTHROYD
& Company

Tulip Tree Avenue, Kenilworth

Offers Around £450,000

- Two/Three Bedroom Link Detached Bungalow
- Lounge/Dining Room
- Fitted Kitchen With Integrated Oven & Hob
- Modern Three Piece Shower Room
- Garage, Driveway, Parking & Southerly Facing Rear Garden
- Spacious Reception Hall
- Energy Rating E - 46
- Two Double Bedrooms
- Study/Bedroom Three
- Warwick District Council Tax Band D

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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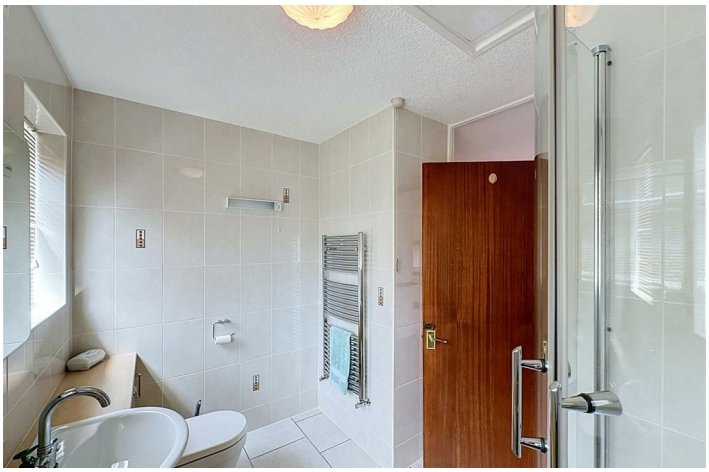
Tulip Tree Avenue, Kenilworth, CV8 2BU

This is a spacious two/three-bedroom linked detached bungalow situated in a quiet residential area, just off Windy Arbour. It is within walking distance of local convenience shops, good bus routes, the town centre, and Kenilworth railway station. The property is offered for sale with no chain and is available for immediate occupancy.

Key features include full PVCu double glazing and gas-fired central heating. The accommodation comprises a large reception hallway, a lounge/dining room, a kitchen, and a study or third bedroom off the dining area. There are also two double bedrooms and a modern shower room.

Outside, you will find a well-kept southerly-facing rear garden, along with a block-paved driveway at the front leading to a single garage, providing additional driveway parking.

3 1 1 E - 46 Council Tax Band: D



Approach
Approached over a block paved driveway to a quarry tiled step with double glazed composite front door, matching full height opaque inset leading into the

Reception Hall
With radiator, ceiling light, temperature control clock for central heating, panelled door to useful storage/cloaks cupboard with hanging rails and shelving, panelled door to the airing cupboard with slatted shelving and small radiator. Door to

Lounge/Dining Room
With leaded bow window to front, radiator, two ceiling lights, two wall light points, further radiator, brick fireplace surround with matching wood mantel and brick t.v stand, coving, three wall lights, sliding patio door to the rear garden, door to

Bedroom Three/Study
With a window at the rear, a ceiling light, a radiator, and a built-in full-height cupboard with a range of shelves.

Kitchen
The kitchen is equipped with a variety of matching base and wall units featuring wood grain effect, complemented by rounded edge work surfaces. It includes a one-and-a-half bowl stainless steel sink with a chrome mixer tap, an integrated Siemens fan-assisted oven and grill, and a four-ring electric solid plate hob. There is also space and plumbing for both a dishwasher and washing machine, as well as room for an under-counter fridge freezer. The ceramic tiling on the splashback adds a stylish touch. Additionally, there is a cupboard housing the Potterton Neat Heat boiler, and a window and door that overlook the garden. The floor is vinyl, and there is a ceiling light and servicing hatch for convenience.

Double Bedroom One
With a rear window, ceiling light, radiator, and built-in wardrobe along one wall featuring a central mirror with various hanging and shelving options, there are also matching bedside tables and two sets of chests of drawers.

Shower Room
The bathroom features a modern three-piece white suite, including a low-level enclosed W.C., a matching vanity wash hand basin with a chrome mixer tap, and convenient cupboards below. It boasts a large walk-in corner shower enclosure with curved glazed doors and a Triton electric shower. The space is enhanced with ceramic tiling on both the floor and walls, a radiator, and a separate heated chrome towel rail. It also includes a ceiling light and two opaque windows on the side. Additionally, there is access to an insulated and partly boarded loft space via a retractable ladder.

Double Bedroom Two
The room features a leaded window at the front, a radiator, and a ceiling light.

Rear Garden
The garden is fully enclosed by perimeter fencing and mainly consists of lawn, featuring a full-width pathway and patio. It includes well-stocked borders filled with a variety of shrubs and climbing plants. There is secure side access through a gate, an outdoor security light, and a pleasant southerly aspect at the rear. Additionally, the garden has an outdoor cold water tap, a timber shed, and two water butts for collecting rainwater.

Front
At the front of the property, there is a block-paved driveway with parking for two cars, an inset lawn, and a side path leading to a timber gate.

Single Garage
With an electric up-and-over door to front, power and light connected, also housing the electric and gas meters with an electric isolation unit and metal racking.

Tenure
The property is freehold.

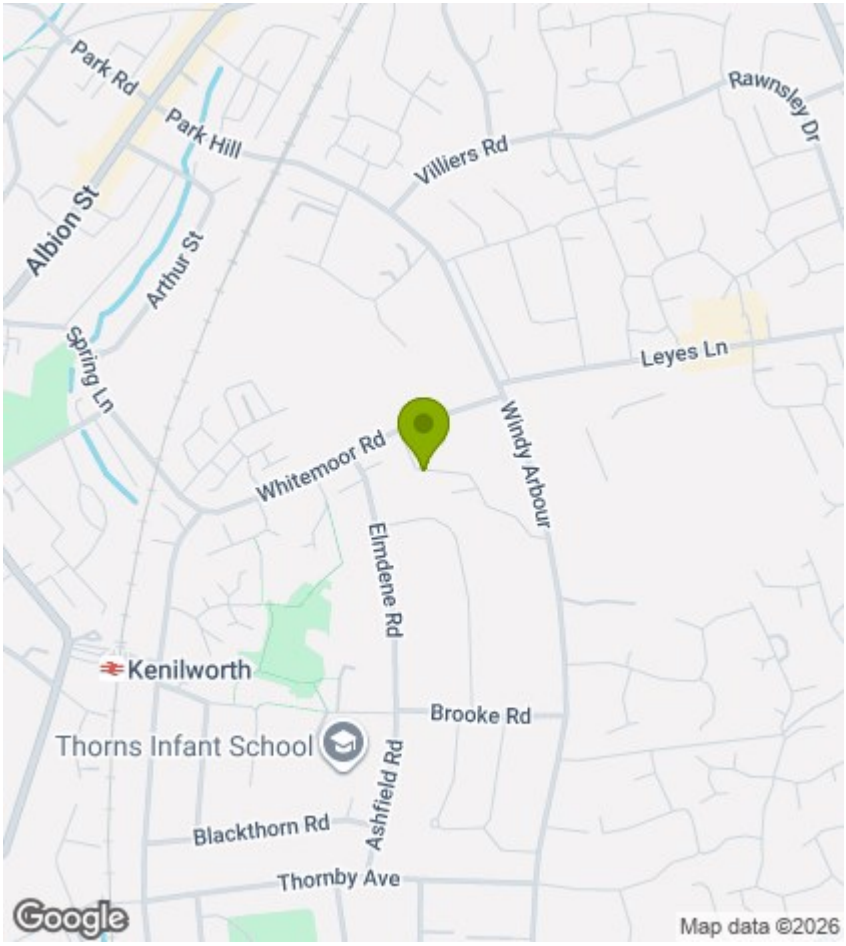
Services
All mains services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
7 Mbps
Superfast
57 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.

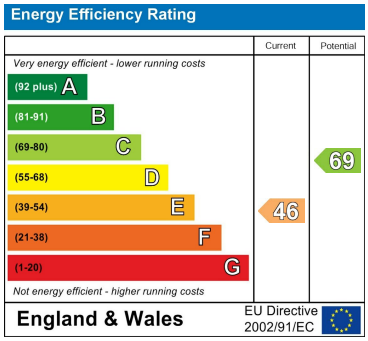


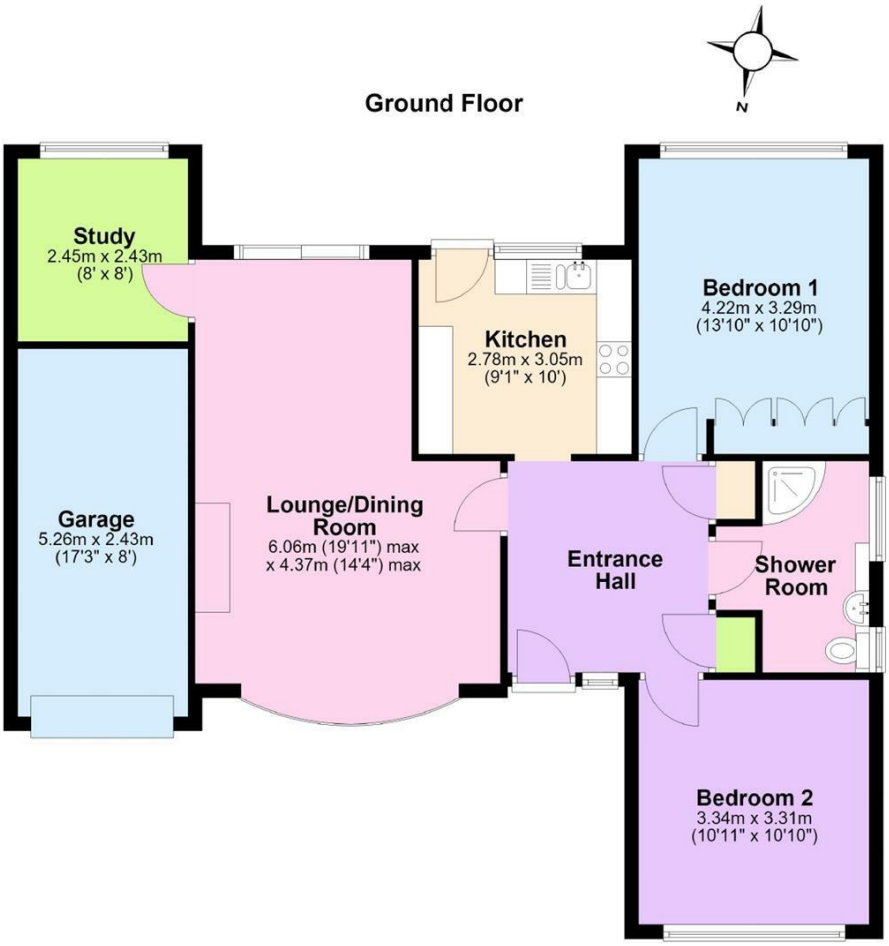
Viewings

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

EPC Rating:

E





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