BOOTHROYD
& Company









Camelot Grove, Kenilworth

£150,000

- Two Bedroom End Terraced Retirement Bungalow
- Qualifying Age 60 Years +
- Basic Fitted Kitchen
- Lounge/Dining Room
- Electric Storage Heating & Double Glazing
- General Updating Required - No Onward Chain
- Energy Rating D - 56
- Three Piece Shower Room
- Low Maintenance Paved Private Rear Garden
- Warwick District Council Tax Band C

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A two bedroom end of terraced retirement bungalow in a sought after and desirable retirement setting, within walking distance of local shops and facilities, on a regular bus route to Kenilworth Town Centre and having a resident scheme manager on site, offering full independence, yet secure living. The fully double glazed, electric night storage heated accommodation is in need of general improvement and refreshment but is ready to move into if required. The accommodation comprises; canopy porch, reception hall with airing cupboard and storage, lounge/dining room, original kitchen with appliances included in the kitchen, double bedroom, second bedroom with french doors to garden, three piece shower room, delightful fore garden with parking, fully enclosed rear garden. The property is offered for sale with vacant possession and no chain. There is a qualifying age of 60 years and above.

2 1 1 D - 56 Council Tax Band: C







Entrance
Canopy porch with external light, PVCu double glazed and panelled front door leading into the

Entrance Hall
Access to roof space, smoke alarm, built-in airing cupboard with factory insulated lagged copper cylinder with dual immersion heaters, slatted airing shelving, useful storage, panelled doors

Lounge/Dining Room
5.08m x 3.21m (16'7" x 10'6")
With a double glazed window to front, two ceiling lights, electric night storage heater, space for dining table, sliding door to the

Kitchen
2.50m x 1.79m (8'2" x 5'10")
Original kitchen with matching base and wall units with marble effect rounded edge work surfaces, single drainer stainless steel sink, appliances included in the sale are a slot in Zanuzzi electric oven and grill with halogen hob, under counter Indesit fridge, Indesit washing machine, ceramic tiling to splash back, ceiling light, wall mounted electric isolation units, double glazed window to side and front.

Double Bedroom One
3.95m x 2.91m (12'11" x 9'6")
With double glazed window to rear, ceiling light, electric storage heater, two sets of matching built in wardrobes to one wall with hanging and shelving.

Bedroom Two
2.99m x 2.15m (9'9" x 7'0")
With double glazed dormer and window to rear, electric storage heater, ceiling light, building single wardrobe with storage cupboard above and matching shelved unit.

Shower Room
1.79m x 1.79m (5'10" x 5'10")
With a three piece suite with low level w.c, pedestal wash hand basin, enclosed shower cubicle with electric shower with ceramic tiles to walls, opaque double glazed window to side, electric storage heater, ceiling light, extractor fan, corner wall mounted mirrored vanity cabinet.

Rear Garden
Enclosed by perimeter fencing and laid to low maintained paving with timber shed and useful side gated access.

Front
To the front of the property is an attractive maintained lawned fore garden with planted shrubs and hedged boundaries, block paviour car parking space inset. The front gardens are fully maintained within the management charge. A side paved pathway with ramp leads to the front door. A further side gate leads to the fully enclosed south facing rear garden.

Tenure & Service Charge
The property is leasehold and held on a 99 year lease which reverts back to 99 years when a new purchaser takes over the property. The management company is: Sanctuary Housing, Estuary House, Peninsular Road, Rydon Lane, Exeter EX2 7XE. 0121 525 3131. The service charge is £361.53 per quarter which covers ground maintenance, window cleaning, buildings insurance together with management and provision of a resident manager to the development.

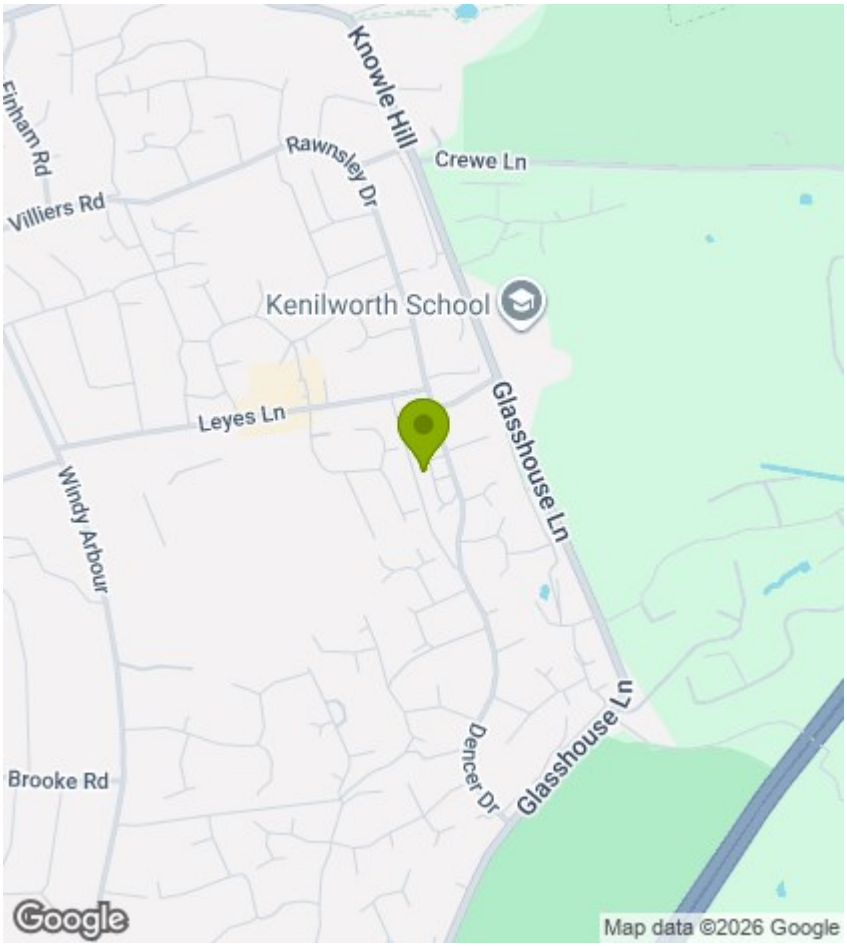
Services
All mains services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
1 Mbps
Superfast
80 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.

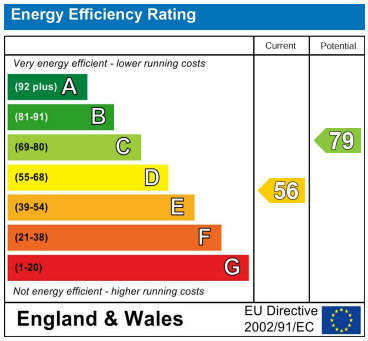


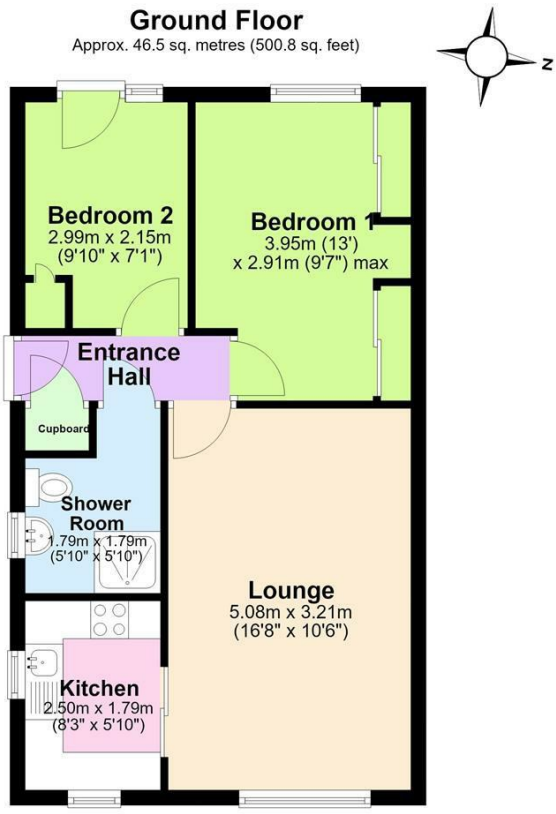
Viewings

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

EPC Rating:

D





Total area: approx. 46.5 sq. metres (500.8 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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