BOOTHROYD
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Camelot Grove, Kenilworth

Offers In The Region Of £259,950

- Two Bedroom Semi Detached Retirement Bungalow
- Canopy Porch And Reception Hall
- Lounge With Bow Window
- Double Bedroom With Fitted Wardrobes
- Conservatory, Shower Room And Low Maintenance Rear Garden
- Attractive Order Throughout With No Onward Chain
- Energy Rating D - 61
- Fitted Gally Kitchen With Appliances Included
- Bedroom Two Or Dining Room
- Warwick District Council Tax Band C

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

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This attractive semi-detached retirement bungalow is situated within this managed development consisting of 30 similar type properties and benefits from an on-site resident manager. There is a qualifying age of 60 years and over and the bungalow offers attractively fitted accommodation comprising an extended conservatory to rear, modern kitchen with integrated appliances, fully tiled shower room, master bedroom with wardrobes and units, fitted carpets and floor coverings, curtains, blinds and light fittings. The property has good decor and an attractive low maintenance fully paved garden with a garden shed. Offering canopy porch, hall, spacious lounge, refitted kitchen, master bedroom, second single bedroom currently utilised as the dining room and being a walk-through room to the conservatory. With electric heating and full double glazing this bungalow is offered for sale with no onward chain.

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Council Tax Band: C

Approach
Paved pathway leads through a privacy gate with external cold water tap to a canopy tiled porch with courtesy light, Georgian style panelled and glazed upvc door leading into the

Reception Hall
Wood effect vinyl flooring, built in airing cupboard housing the Ariston space saving water heater, panelled doors leading off

Lounge
5.05m x 3.21m (16'6" x 10'6")
With modern electric night storage heater, laminate effect vinyl floor, two centre light fitments, coving, bow window to front, TV point, archway to

Kitchen
2.50m x 1.79m (8'2" x 5'10")
Comprehensively fitted with a range of matching cream high gloss base and wall units, chrome handles, fitted work surfaces with ceramic tile splashback, under unit lighting, 1 ½ bowl single drainer sink unit with mixer tap, integrated Siemens four plate ceramic induction hob with illuminated cooker filter above, Bosch single electric fan oven and grill beneath, integrated eye level Siemens refrigerator and freezer beneath, Bosch automatic washing machine included, vinyl wood effect flooring, two double glazed windows to front and side with vertical blinds, strip light fitment, two pan drawers and cutlery drawer, electric isolation unit.

Double Bedroom One
3.95m x 2.91m (12'11" x 9'6")
Double glazed window overlooking the rear garden, comprehensive range of furniture fitments comprising three wardrobes with mirror fronts, four bridging units over the double bed space, side bedside cabinet and shelf, dressing table, drawer units, further double door wardrobe, electric night storage heater.

Bedroom Two/Dining Room
2.99m x 2.15m (9'9" x 7'0")
Single bedroom currently utilised as a dining room being a walk-through room to the conservatory with electric night storage heater, centre light wood laminate effect vinyl floor, double french doors leading through to

Conservatory
2.49m x 2.48m (8'2" x 8'1")
Conservatory with lower brick walls and PVC windows with opening fanlights and French doors opening to rear garden, ceramic tiled flooring, twin power points, two swivel spotlights.

Shower Room
1.79m x 1.79m (5'10" x 5'10")
Fully tiled walls with vinyl tiled effect flooring, large walk-in shower cubicle with glazed screen door, twin grab handles, Mira electric shower, vanity unit with inset wash hand basin with central mixer tap, circular mirror above and twin cupboards beneath, soap dish, glass holder, toilet roll holder, mirror fronted bathroom cabinet, low-level WC with push button flush, chromium electrically heated towel warmer/radiator, extractor fan, down flow electric fan heater.

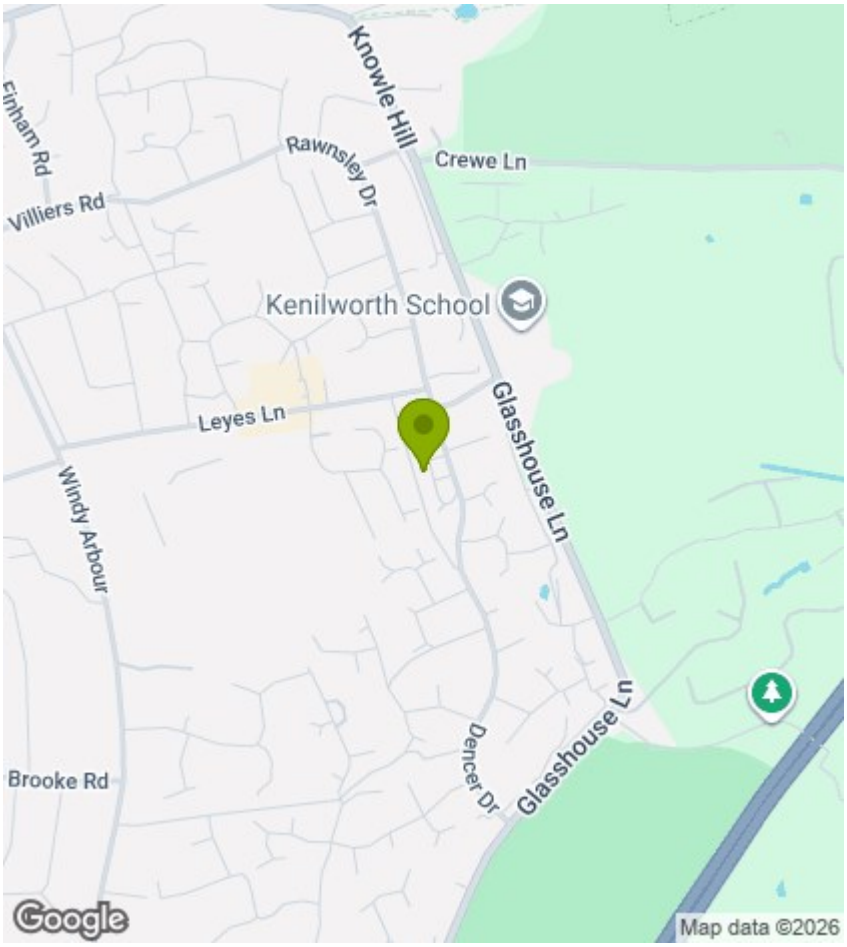
Outside
To the front of the property there are communally maintained lawn fore gardens with a paved pathway leading to the side privacy gate to a paved yard area with external light, further side fence and gate leading to the

Rear Courtyard Style Garden
Low maintenance rear garden attractively paved with perimeter fences and hedging, timber garden shed 7' x 5'. The rear garden is not overlooked.

Tenure
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. Telephone number: 0121 525 3131. The service charge is a £450 per quarter, which covers ground maintenance, window cleaning, buildings insurance, together with management and provision of a resident Manager to the development.

Parking
To the front of the property is car parking not allocated to individual properties.

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

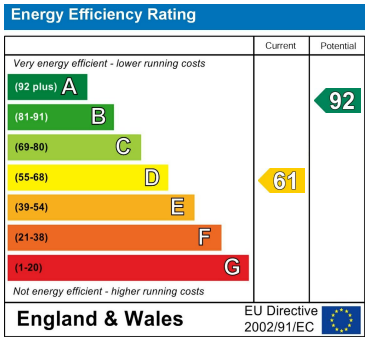


Viewings

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

EPC Rating:

D



Total area: approx. 52.9 sq. metres (569.9 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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