



Wincote Close, Kenilworth

£360,000

- Two Bedroom Detached True Bungalow
- Attractive Cul-De-Sac Location
- Block Paved Driveway And Side Garage
- Lounge And Conservatory
- No Onward Chain
- Requiring Some Modernisation
- EPC Rating D - 66
- Refitted Bathroom With Shower
- Gas Central Heating And Double Glazing
- Warwick District Council Tax Band D

Wincote Close, Kenilworth CV8 2QE

A detached two bedroom bungalow offered with no onward chain. Requiring modernisation the property benefits double glazing, gas central heating and a front driveway to a side garage. The L-shaped hallway has cupboards and doors off to the front lounge with a Cotswold brick fireplace. The kitchen has fitted units and two bedrooms and a refitted bathroom. From bedroom two you access the conservatory with French doors into the rear garden. Located a short walk from Kenilworth Town Centre and Whitemoor Road shops. Viewing is highly recommended.



Council Tax Band: D



Hallway

Entered through a uPVC door and having a radiator, airing and coats cupboards, access to loft void and doors off to:

Lounge

17'8" x 10'11"

Window to the fore with a radiator beneath. Wall light points and a Cotswold brick fireplace housing a four bar gas fire.

Kitchen

10'5" x 8'10"

Fitted with wood effect wall and base units. The base units have a roll topped work surface with a stainless steel sink set beneath the window to the fore. Tiled splashbacks, space for a gas oven and under counter fridge and plumbing for an automatic washing machine. Wall mounted Vaillant central heating boiler and a radiator.

Bedroom One

11'11" x 10'11"

Window to the rear with a radiator beneath. Fitted wardrobes to one wall.

Bedroom Two

7'4" x 8'10"

With a radiator, patio door into the conservatory and a built in cupboard.

Conservatory

7'11" x 10'3"

With windows looking into the garden and french doors leading out.

Bathroom

Fitted with a white suite that comprises a panelled bath with an electric shower over, pedestal wash hand basin and a close coupled w.c. Tiling to splashbacks, radiator, and a frosted window.

Rear Garden

A lovely feature of the property having a patio that leads from the garden into the formal lawns with mature shrub borders.

Block Paved Driveway

Providing hardstanding and leading to the side garage.

Garage

Having an up and over door to front.

Fore Garden

The fore garden is open plan with a formal lawn.

Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

70 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Tenure

The property is freehold

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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

