



Brookside Avenue, Kenilworth

Offers In The Region Of £599,950

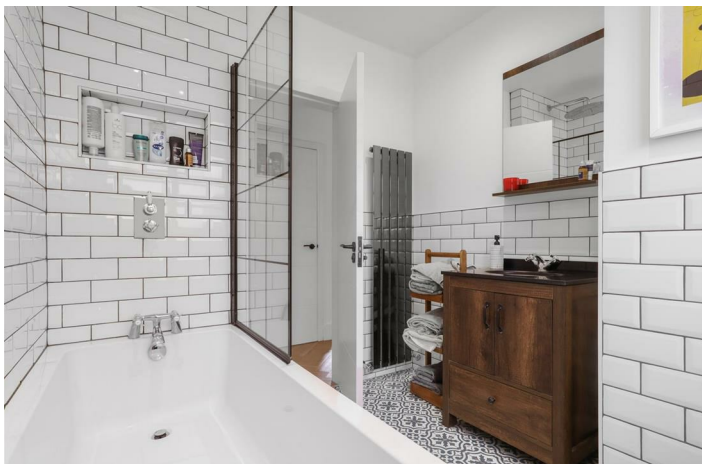
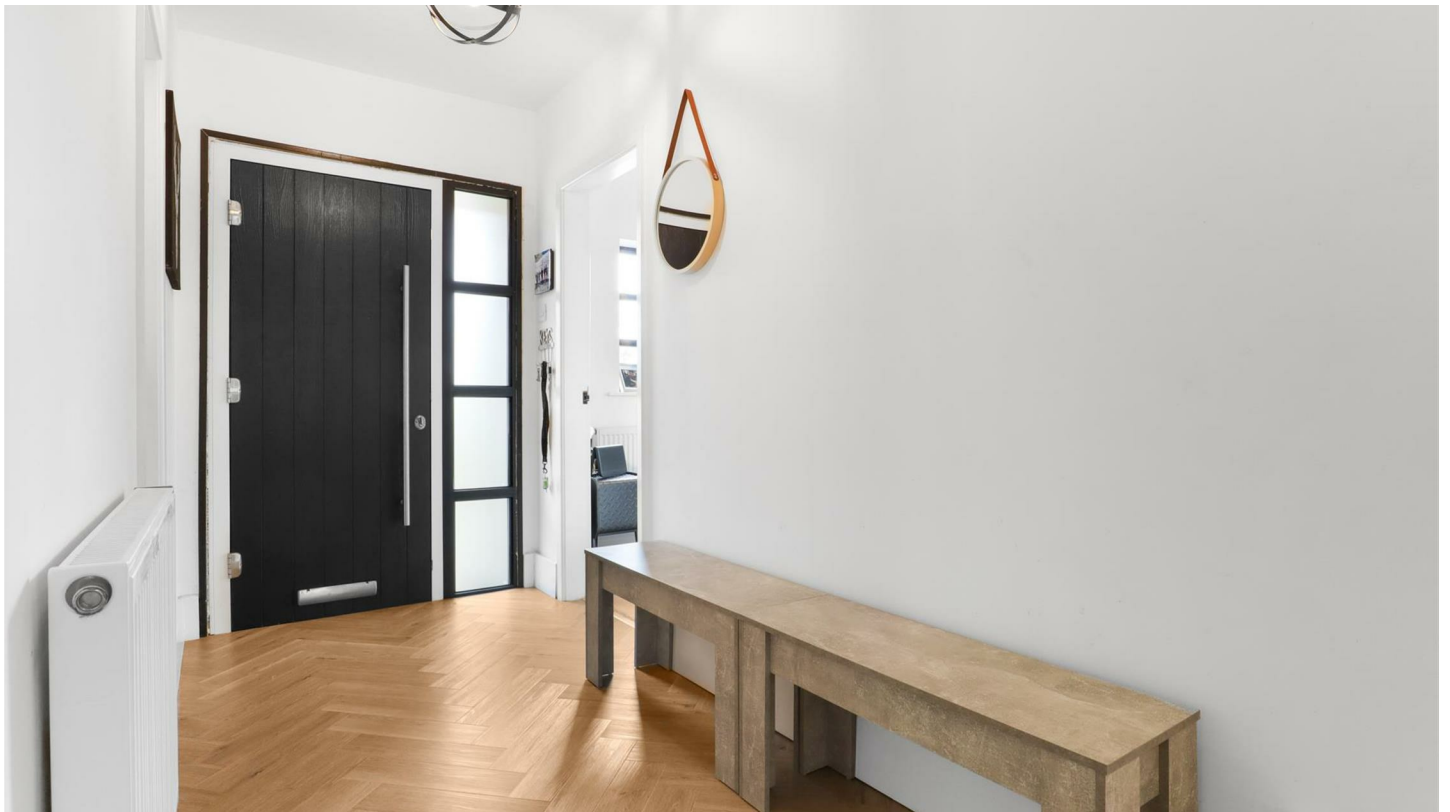
- Refitted Two/three Bedroom Detached Bungalow
- Living Room With Feature Wood Burning Stove
- Two Double Bedrooms
- Luxury Refitted Breakfast Kitchen
- Attractive Rear Garden
- Open Porch & Reception Hall & Cloakroom W.C
- Energy Rating D - 66
- Refitted Bathroom With Shower
- Garage & Driveway Parking
- Warwick District Council - Tax Band D

Brookside Avenue, Kenilworth

A totally renovated and extended 2/3 bedroom detached bungalow in a sought after residential location, close to Kenilworth Town Centre. With its full range of facilities and amenities, the Abbey Fields and Kenilworth Castle ruins. The property benefits from open plan reception hallway, quality re-fitted lounge with feature wood burning stove and the study/ bedroom off it. Dining/ kitchen with integral appliances, two double bedrooms, mains separate bathroom, private deep rear garden, single garage and block paviour/slate chipping driveway. The property is offered for sale with full double glazing, gas fired central heating and has been re-wired and re-vamped throughout. Viewing is highly recommended to appreciate this superb property.



Council Tax Band: D



Approch

Over a paved and slate chipping driveway to an open rendered porch with new composite door and matching black powder coated frosted window into the

Reception Hall

With Karndean flooring, radiator, two ceiling lights, access to part boarded and insulated loft space with retractable ladder, built in cloaks cupboard with hanging and shelving.

Separate W.C. cloakroom

With a low level w.c. and a frosted powder coated window to the side.

Lounge

16'2" x 14'5"

With black powder coated double glazed window to the front and side, two radiators, LED downlighters, feature recessed wood burning stove with oak floating mantle band slate heath and t,v point with a doorway to the

Bedroom/ Study

8'2" x 8'3"

With black powder coated double glazed window to front, downlighters, radiator .

Kitchen

12'0" x 16'6"

Kitchen area comprehensively refitted with a range of matching fronted base and wall units with 20mm quartz work surfaces with matching up-stand. Under counter mounted Stainless Steele sink with chrome mixer tap, two stool breakfast peninsular. Integrated appliances to include a double electric fan assisted Indesit oven with grill, microwave, five ring black glass gas hob with matching splash back and feature illuminated extractor hood over, integrated fridge and dishwasher, Karndean flooring, feature radiator, LED downlighters and a cupboard, concealing the Worcester Bosch combination boiler servicing the hot water and central heating. Opening to the

Breakfast Area

With Karndean flooring, two ceiling light pods, powder coated double glazed door and matching windows to rear and a doorway into the garage.

Double Bedroom One

12'11" x 10'7"

With black aluminium powder coated double glazed windows to rear and side, wood laminate flooring, LED down lighters, radiator and feature panelling to one wall.

Double Bedroom Two

8'10" x 11'10"

With black aluminium powder coated window to rear, wood laminate flooring.

Bathroom

With a three piece white suite with low level w.c., feature vanity wash hand basin with cupboard below and a panelled bath. Brick bond style ceramic tiles to walls and floor, feature rain head shower with alcove and mixer with fitted shower screen. Ceiling down lights, frosted black powder coated double glazed window to side and vertical radiator.

Rear Garden

Fully enclosed by perimeter fencing with full width patio and graded Cotswold stone with an additional paving area with timber summer house, inset lawn and slate chippings. Fully enclosed by perimeter fencing with fixed timber bench to rear Along with useful side access, outside light and cold water tap.

Garage

14'4" x 8'5"

Single Garage with twin doors to front, with power and a light connected with electric isolation unit, electric and gas meters, space and plumbing for washing machine and upright fridge freezer.

Front

To the front of the property is a paved driveway with slate chippings, inset fore garden and screened front boundary.

Tenure

The property is freehold.

Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

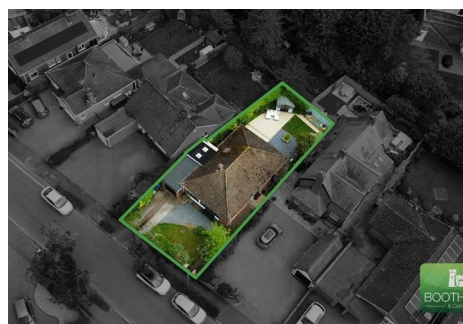
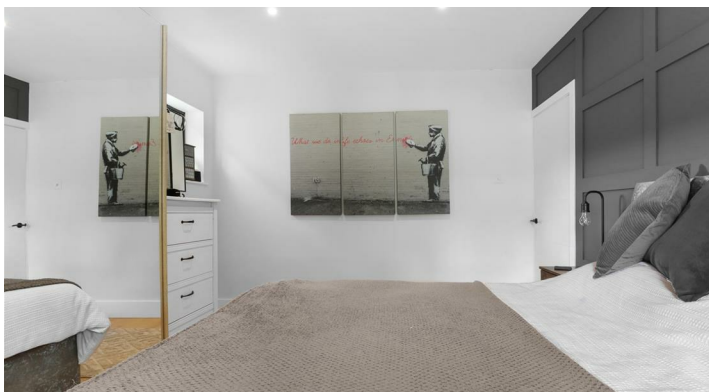
Sky

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.

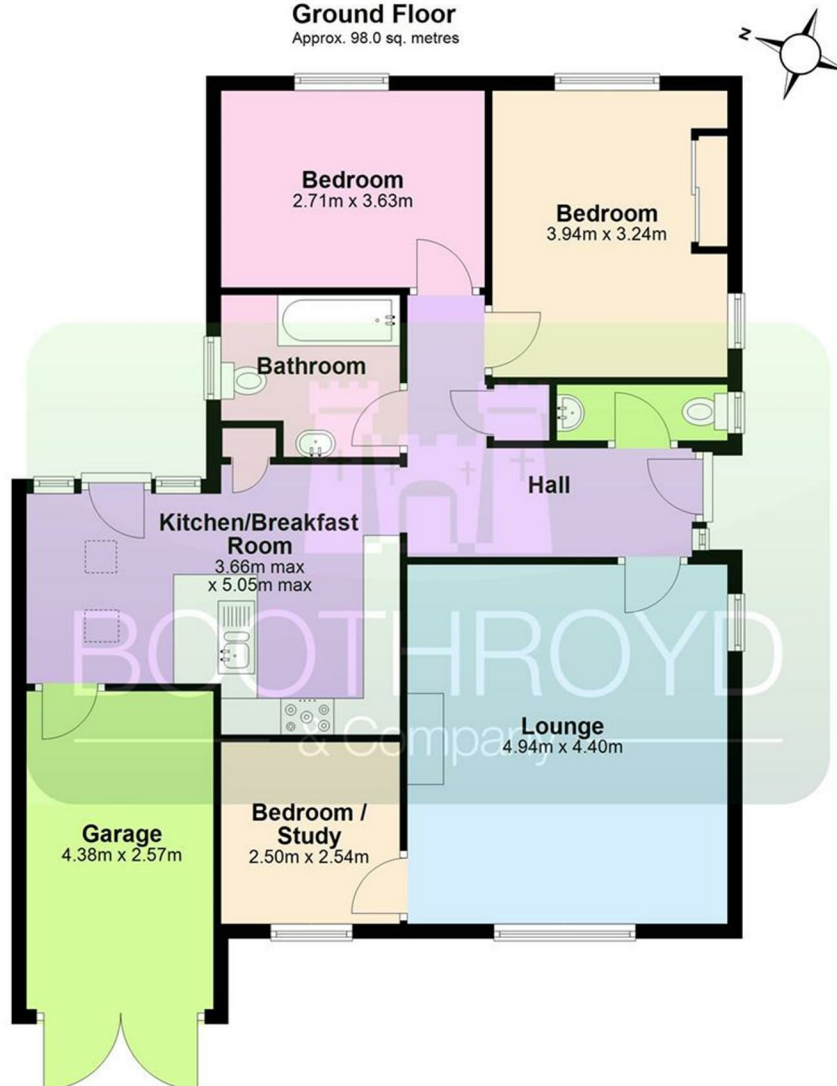
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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

Approx. 98.0 sq. metres



Total area: approx. 98.0 sq. metres