



## 2 Castle Road, Kenilworth, CV8 1NG

£695,000

- Link Detached Bungalow Close To Kenilworth Castle
- Two Bedrooms And Two Bathrooms
- Lounge With Feature Fireplace And A Conservatory
- Driveway And A Detached Garage
- No Onward Chain
- Uninterrupted Views Of The Abbey Fields
- EPC Rating D - 65
- Open Plan Kitchen Dining Room
- Stunning Rear Gardens
- Warwick District Council Tax Band E

# 2 Castle Road, Kenilworth CV8 1NG

Whilst appearing a conventional bungalow from the roadside there is so much to understand about this unique opportunity. Firstly, and most importantly, is that it enjoys one of the most amazing uninterrupted views of The Abbey Fields. There are only a handful of properties that enjoy an outlook that would rival this one, all of which would command a far greater price. Secondly is its proximity to Kenilworth Castle, Old Town and Kenilworth Town Centre adds to the appeal of this bungalow even further. The property has been remodelled by the current owners and is offered with no chain. You approach across a driveway that provides hardstanding and leads to the detached garage. You enter the property into a central hallway with built-in cupboards and all doors leading off. The rear sitting room has a focal point provided by a stone fireplace which is flanked by windows looking towards Abbey Fields. The open plan kitchen has framed units, dual aspect windows and is open plan to the dining room. The principal bedroom has built-in wardrobes and the benefits of an en-suite bathroom. There is a further bedroom and refitted shower room. To the rear is a generous conservatory that takes in the views of Abbey Fields. French doors lead onto the rear tiered patio with formal lawn, decking area with summerhouse and a timber shed. The garden is enclosed by hedge boundaries and has the additional benefits of a vegetable plot. The property is offered with no onward chain and viewing is highly recommended.



Council Tax Band: E



### **Approach**

You approach across a driveway and a paved pathway that leads to a small courtyard and entrance door.

### **Entrance Hallway**

The hallway has a uPVC entrance door, a double radiator, access to loft void and a bank of built in cupboards. All doors lead off.

### **Lounge**

16'4" x 11'7"

The focal point of the lounge is provided by a stone fireplace with matching hearth and housing a coal effect gas fire. Windows flank the fireplace. Two radiators, four wall lights and bi folding doors lead into the conservatory.

### **Dining Room**

13'2" x 9'10"

Having a radiator, bi folding doors into the conservatory and an opening into the fitted kitchen.

### **Kitchen/Breakfast Room**

14'8" x 12'0"

Fitted with a range of framed wall and base units. The base units have a wood effect counter with tiled splashbacks and an inset four ring gas hob and ceramic sink which is set beneath the rear facing window. There is an extractor canopy and an eye level double fan assisted oven. Space for a tumble dryer and plumbing for an automatic washing machine. Wall mounted condensing boiler and a door into the rear gardens.

### **Conservatory**

16'0" x 13'1"

With tiled flooring and a vaulted ceiling. Twin radiators and French doors onto the garden and patio.

### **Bedroom One**

14'2" x 11'7"

Window to the fore with a radiator beneath. Range of fitted wardrobes with top boxes, bedside cabinets and chest of drawers. Further windows to the side and a door into the en-suite.

### **En Suite Bathroom**

Fully tiled and fitted with a champagne coloured suite that comprises a panelled bath with mixer shower, concealed cistern wc and vanity wash hand basin. Medicine cabinet and mirror. Frosted window to the side, radiator and a heated towel rail.

### **Bedroom Two**

11'11" x 9'10"

Window to the fore with a radiator beneath.

### **Shower Room**

Refitted with a white suite that has a corner shower cubicle with a thermostatic shower, vanity wash hand basin with a mirror over and a concealed cistern wc. Tiling to full height, frosted window, radiator and a heated towel rail.

### **Driveway**

The property has a tarmacadam driveway that provides hardstanding for several vehicles and leads to the detached garage.

### **Detached Garage**

With double doors and having power and lighting laid on.

### **Rear Gardens**

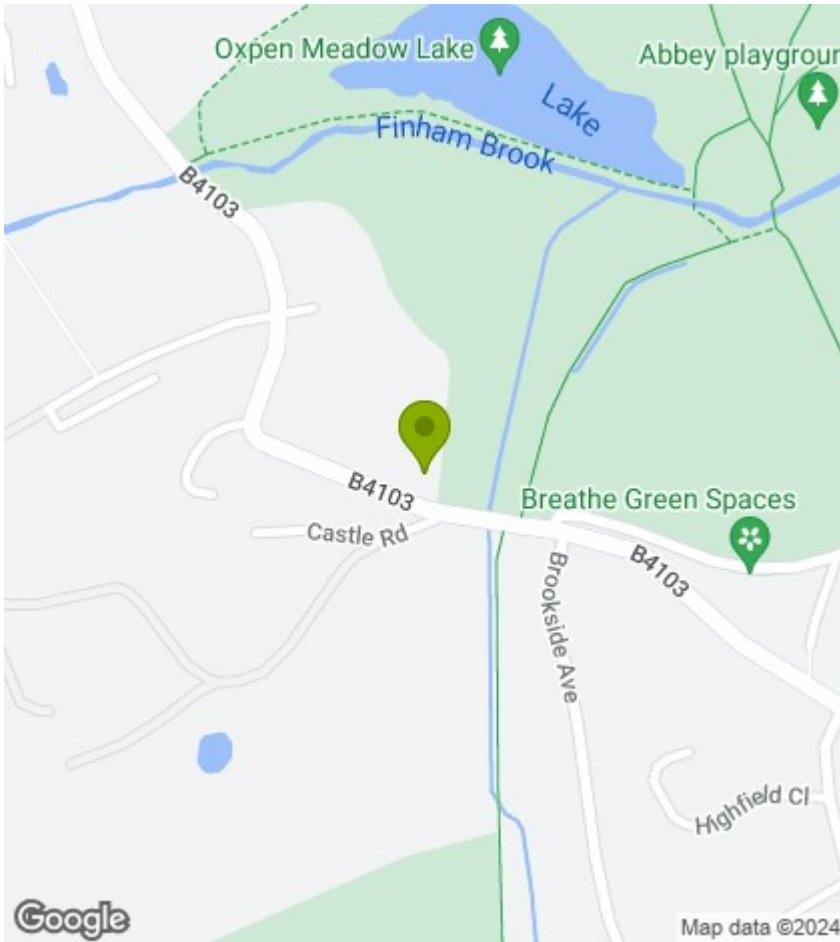
Enjoying an extensive tiered patio that leads from the back of the bungalow. With hedged boundaries and a formal lawn and summer house with decking. At the foot of the garden is a timber shed and vegetable garden. Pedestrian pathway leads back onto the front driveway.

### **Fixtures And Fittings**

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

### **Tenure**

The property is Freehold



## 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			
(81-91) B			78
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

