



## Moseley Road, Kenilworth. CV8 2AQ

Offers In Excess Of £350,000

- Traditional Two Bedroom Detached True Bungalow
- Front Lounge And Separate Kitchen
- Gas Central Heating And Double Glazing
- Occupying A Corner Position
- White Bathroom With Shower
- Requiring Modernisation Throughout
- EPC Rating F - 28
- Driveway, Carport And Sectional Garage
- Offered With No Onward Chain
- Warwick District Council Tax Band D



# Moseley Road, Kenilworth. CV8 2AQ

A detached two bedroom bungalow occupying an attractive corner position on Moseley Road. Requiring modernisation the property is offered with no onward chain and comprises a small fore garden, a central hallway from which all doors lead. The front lounge has a Cotswold stone fireplace and bay window to the fore. The kitchen also looks onto and has a doorway onto the driveway. The two bedrooms are located at the rear of the property and the white bathroom has a thermostatic shower and cast iron bath. Outside is a driveway with carport, a detached sectional garage and well stocked Easterly facing rear garden.



Council Tax Band: D



## Entrance Hall

The central hallway has a radiator, access to loft void and doors leading off to:

## Lounge

14'9" x 10'11"

Leaded bay window to the fore, night storage heater, a radiator and a Cotswold brick fireplace with display plinth.

## Kitchen

12'4" x 8'0"

Leaded windows looking onto the front. Fitted with wood trimmed wall and base units. Wood effect counters and plumbing for an automatic washing machine. Freestanding oven and a floor mounted Kingfisher central heating boiler. Door and window onto the carport.

## Bathroom

With a white suite that comprises a low flush W.C., pedestal wash hand basin and a cast iron bath with a thermostatic shower. Frosted window to the side, radiator and an airing cupboard with the lagged hot water cylinder.

## Bedroom One

11'11" x 10'11"

Window to the rear with a radiator beneath. Bedside cabinets, wardrobes and top boxes.

## Bedroom Two

8'4" x 11'3"

Window to the side and Georgian bar doors and windows into the lean to. Radiator and a night storage heater.

## Lean To

4'3" x 7'9"

With windows and doors into the rear garden.

## Rear Garden

Side gated access from the driveway. Having a small lawned area and fences boundaries. A communicating door into the garage.

## Driveway And Carport

To the side of the property is a carport that provides hardstanding and leads to the detached sectional garage.

## Sectional Garage

## 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.

## Services

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

70 Mbps

Ultrafast

1000 Mbps

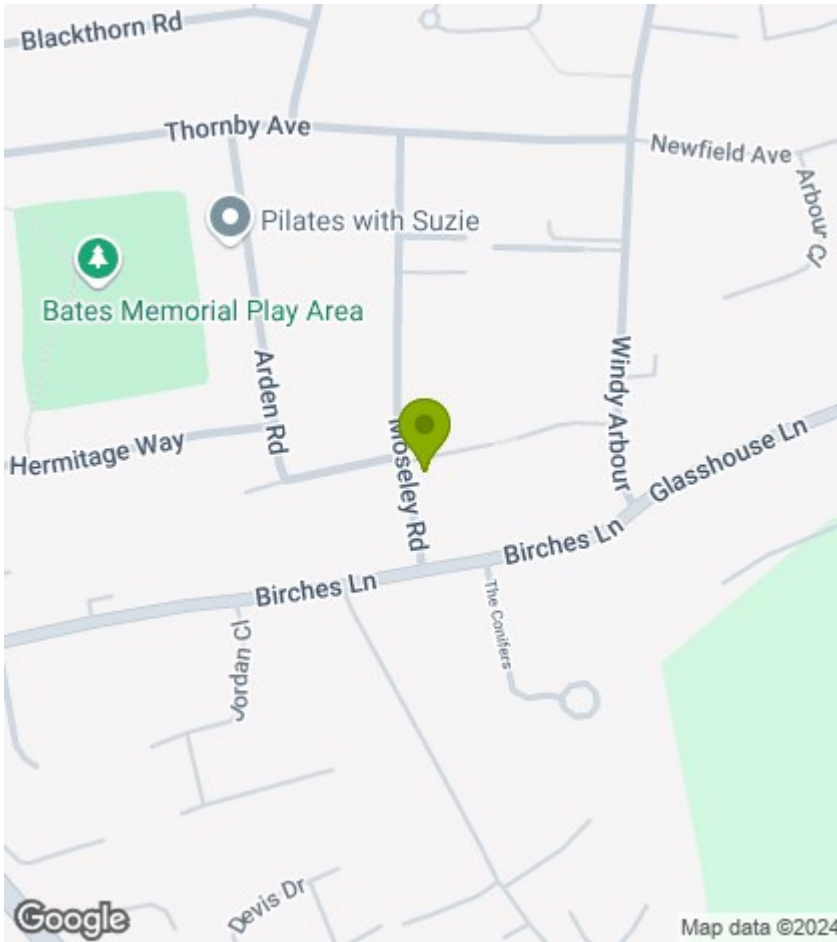
Satellite / Fibre TV Availability

BT

Sky

Virgin





### Viewings

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

### EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E		28	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 62.1 sq. metres

