



Thornby Avenue, Kenilworth

Asking Price £565,000

- Two Bedroom Link Detached Bungalow
- Breakfast Kitchen
- Gas Central Heating and Double Glazing
- Garden Studio
- Popular Location
- Fully Modernised and Renovated
- Utility Room
- EPC Rating - C
- Southerly Aspect Rear Garden
- Driveway & Garage

Thornby Avenue, Kenilworth, CV8 2DY

A fabulous two double bedroom link-detached bungalow remodeled to a high specification and located in a enviable position. Situated a short walk from Kenilworth town centre and the railway station. The property comprises: reception hall, lounge, breakfast kitchen with appliances, separate utility room, two good size double bedrooms and family bathroom. Outside has low maintenance in mind with paved and graveled gardens, large front pattern imprinted concrete driveway with parking for several cars, single garage with power and EV charging point. The property has been fully rewired, re-roofed and plumbed in 2019 with internal inspection a must.



Council Tax Band: D



Approach

Over a pattern imprinted non-slip concrete driveway with planted borders to a composite front door with opaque glazed insets.

Reception Hall

With Kardean flooring throughout, central ceiling light, mains smoke alarm, radiator, access via timber ladder to insulated part boarded loft space with power and housing the Worcester Bosch boiler installed in 2019, useful storage cupboard with shelving, with contemporary 4-panel White doors off to the

Breakfast/Kitchen

The kitchen area is comprehensively fitted with a range of matching shaker style fronted base and wall units with LED down lighting, oak bloc laminate work surfaces with matching upstands, one and a half bowl stainless steel sink with chrome mixer tap, four ring induction Zanussi hob with illuminated extractor over and glass splashback, integrated Zanussi fan assisted electric oven with grill, integrated Zanussi washing machine and Beko dishwasher, space for fridge/freezer, radiator, space for breakfast table and chairs overlooking rear garden facing UPVC sliding doors with southerly aspect.

Lounge

With large window to the fore with wooden shutters, radiator, central ceiling light, t.v point, feature recessed fireplace opening with oak mantel and slate hearth.

Utility

With a continuation of the base and wall units with excellent cupboard storage, space for dryer, radiator, LED down lighters, double glazed window and door to rear

Double Bedroom One

With window to the fore with wooden shutters, central ceiling light, radiators, useful fitted wardrobes with mirror inset.

Bathroom

With a three piece white suite with low level w.c, pedestal wash hand basin, mains fed shower over extra deep bath with matching chrome attachments and ceramic tile splashback, shaver point, heated chrome towel rail, dual frosted double glazed windows to side with roller blind, extractor fan, LED down lighters.

Double Bedroom Two

With double glazed window to the rear, curtain rail, central ceiling light, radiator, useful fitted sliding door wardrobes with mirror inset

Rear Garden

Fully enclosed by perimeter fencing with the unique feature of having direct gated access to the Bates memorial park, predominantly laid with stone chippings and paving for ease of maintenance with array of planting and shrubs, matching patio surrounding the property with useful side gated access with security gate, cold water tap, washing line and benefitting a southerly aspect.

Studio

Insulated timber studio which can be used for a multitude of uses with power and light connected, matching double glazed door and windows to front, courtesy lighting, wall hung Fujitsu air conditioning/heater unit.

Garage

With metal up and over door and having power and lighting laid on with EV Ohme charger

Tenure

The property is freehold

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

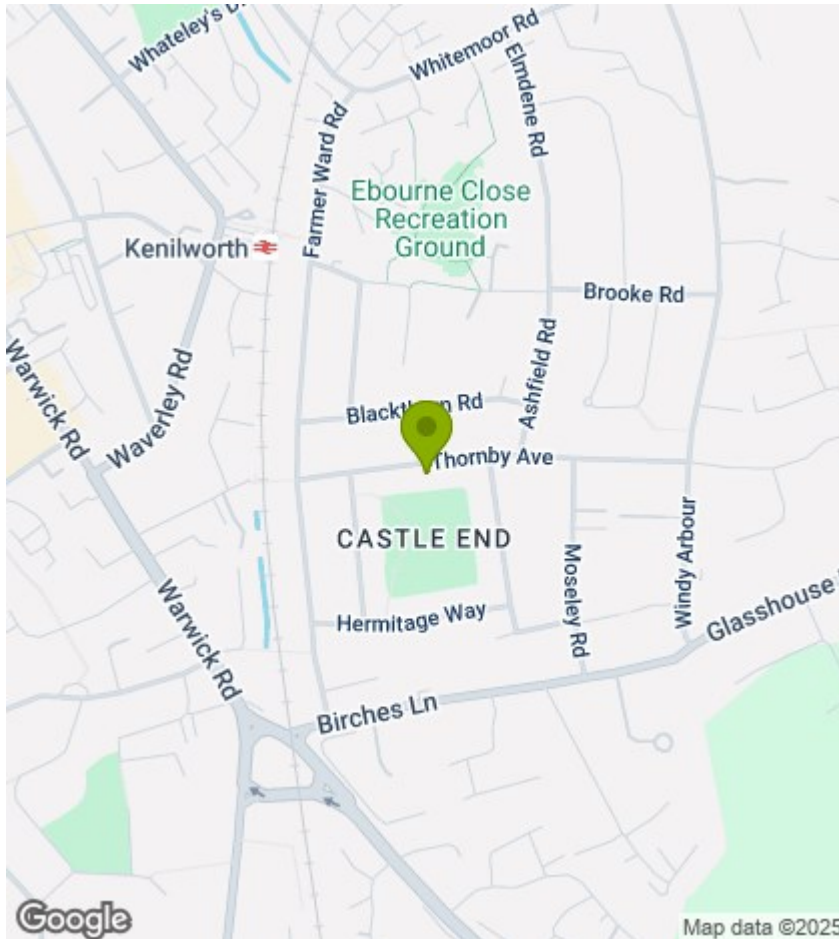
BT

Sky

Virgin

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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

Ground Floor

