



Farmer Ward Road, Kenilworth

Offers In The Region Of £425,000

- Two/Three Bedroom Detached Bungalow
- Porch & Hall
- Living/Dining Room
- Bathroom with Shower
- Driveway Parking
- No Chain & Modernisation Required
- Energy Rating D - 66
- Fitted Kitchen
- Rear Garden
- Warwick District Council Tax Band D

Farmer Ward Road, Kenilworth, CV8 2DL

This two-bedroom link-detached bungalow is conveniently located within walking distance of the town centre, which offers a full range of facilities and amenities, and is near St. John's Church. The property features fully double-glazed windows and gas central heating, although it requires general modernisation and improvements.

The accommodation includes a porch, a reception hall, an attractive through lounge/dining room, a conservatory garden room, an extended fitted kitchen, two double bedrooms, and a bathroom equipped with both a bath and a shower. Outside, there is a paved forecourt and garden, an attached single garage, and a lawned rear garden.

This property presents an excellent investment opportunity and is being sold with no onward chain.



Council Tax Band: D



Porch Entrance

With double glazed door and matching side screen, inner panelled and opaque glazed door into the

Entrance Hall

With radiator, built-in airing cupboard housing the Worcester Bosch combination boiler servicing the hot water and central heating, vented through the loft. There are two ceiling lights, a smoke alarm, and further useful storage cupboard with access to the insulated roof space via a retractable ladder and light. Door to

Living/Dining Room

With a wall-mounted electric fireplace, two radiators, and a large picture window at the front, there are oak-glazed internal French doors that lead to the patio doors.

Breakfast Room/conservatory

With double-glazed patio doors leading outside, there is an attractive aspect overlooking the garden with a flat bitumen roof and side double glazing, opening to the

Extended Kitchen

Fitted with a range of matching beech-fronted base and wall units, with marble-effect rounded edge work surfaces and a one-and-a-half bowl stainless steel sink with a chrome mixer tap. It includes a four-ring stainless steel Lamona gas hob with a concealed illuminated extractor hood above, and a single fan-assisted oven below. There is space for a large upright fridge freezer and plumbing for a washing machine. Additional features include a radiator, vinyl flooring, two ceiling strip lights, a window and door leading to the rear garden, a servicing hatch, and a door to the hall.

Double Bedroom One

With a window to the front, ceiling light and radiator.

Double Bedroom Two

With a window to the rear, a ceiling light, radiator.

Bathroom

With a three-piece white suite that includes a low-level W.C., a pedestal wash hand basin with a chrome mixer tap, and a panelled bath with grab handles and a mains-fed shower featuring chrome fittings and attachments. The walls are adorned with ceramic tiles, and the space includes a radiator, vinyl flooring, two opaque windows to the side, an extractor fan, and LED downlighters.

Outside

To the front of the property, there is a low-level dwarf

brick wall with a pillar entrance, a tarmacked driveway, and a low-maintenance paved foregarden.

Attached single Garage

Metal panel doors at the front, with power and lighting connected, housing the gas and electricity meters. There is a brick store and an outside W.C. at the rear of the garage.

Rear Garden

Fully enclosed by perimeter fencing, laid to lawn with a variety of bushes and shrubs with a central path and greenhouse, in need of landscaping.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

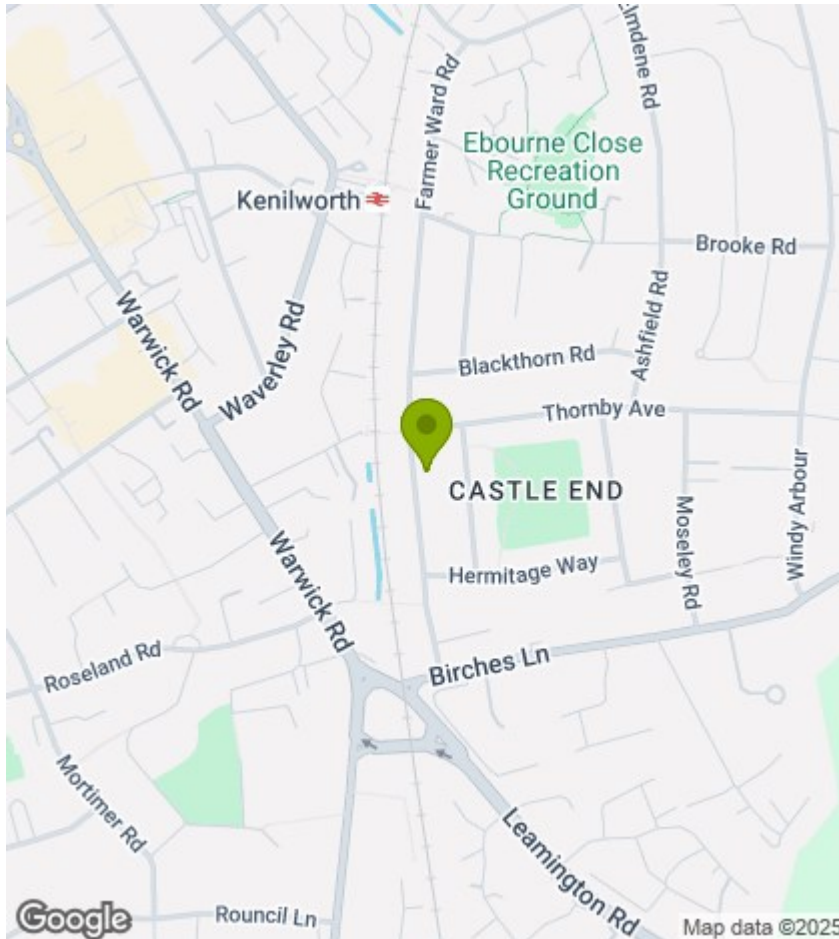
EE
Vodafone
Three
O2
Broadband

Basic
4 Mbps
Superfast
279 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

All fittings and fixtures 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		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

