



## 90 JOHN O'GAUNT ROAD

KENILWORTH, CV8 1DZ

- 2/3 BEDROOM DETACHED BUNGALOW
- GENEROUS DRIVEWAY & PARKING
- LARGE 25 FOOT LIVING ROOM
- MATURE REAR GARDEN
- CHAIN FREE SALE
- QUIET LOCATION
- WALKING DISTANCE TO ABBEY FIELDS & TOWN
- BREAKFAST KITCHEN OVERLOOKING GARDEN
- EPC RATING C
- COUNCIL TAX BAND E



## THE PROPERTY

Welcome to this charming detached bungalow located on the quiet street of John O'Gaunt Road, found to the South-West in Kenilworth. This traditional property boasts two reception rooms, three cosy bedrooms, and a well-maintained bathroom, offering ample space for comfortable living.

Stepping inside from the porch, you are greeted by the entrance hall with two double bedrooms, shower room, water closet, living room and kitchen encompassing it. Walking through to the spacious 25-foot living room, this grand space is perfect for relaxing or entertaining with large double door offering views and access into the garden. The kitchen features long stretching fixtures providing ample space for any and all necessary appliances! This leads us towards the other half the house including an optional third bedroom or study room, with rear access door to the spacious garage.

The property features a mature, maintainable garden to the rear with paving heading out towards lawn, ideal for enjoying the outdoors and hosting summer gatherings. The front of the property features a large driveway and garage, providing many options for parking and potential storage.

Don't miss the opportunity to make this delightful, chain-free bungalow bursting with potential your new home - contact us today to arrange a viewing!







## THE LOCATION

Located only half a mile to the town centre of Kenilworth, this property is positioned within a quiet Cul De Sac just off Percy Road being less than a 15 minute walk to all of the towns many conveniences. Also providing easy access to the A46 and connecting commuter network.

Kenilworth is an attractive and desirable Market town with a multitude of facilities many of which draw attention from far and wide. The Abbey Fields, Kenilworth Castle and the Old Town of of particular historical interest whilst practically, the town's Secondary School has an "Outstanding" Ofsted accreditation.

Safe and quiet, the town has an abundance of Restaurants and good quality eateries, boasts the only local Waitrose Superstore as well as having many successful, local independent traders

THE FLOORPLAN



Total area: approx. 103.5 sq. metres (1114.5 sq. feet)