



JULIE PHILPOT  
RESIDENTIAL

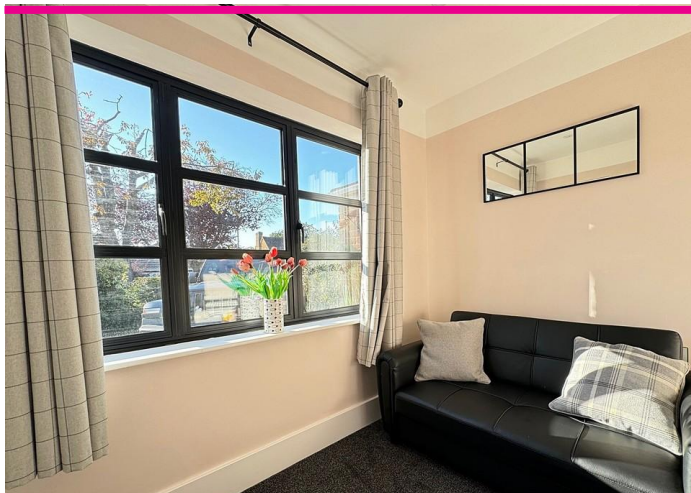


## 7 Brookside Avenue | Kenilworth | CV8 1ES

An attractive detached bungalow in an ideal location with Abbey Fields, Castle, open countryside and the town centre all being within a short walk from the property. This lovely bungalow with two good size double bedrooms has the benefit of a snug/study which can be used as a third bedroom if so desired. The lounge has a log burner, the property has also been recently renovated and remodelled by the present sellers to combine modern living with traditional style including black powder coated double glazing. To the outside is a private rear garden, garage and driveway parking. The property must be viewed in order to be appreciated.

£550,000

- Detached Bungalow
- Sought After Location
- Two/Three Bedrooms
- Garage and Drive



## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

With Karndean flooring in herringbone pattern, radiator, built in cloaks cupboard and access to roof storage space which is partly boarded and has a retractable loft ladder.

### **CLOAKROOM**

With w.c., vanity wash basin with cupboard under and radiator.

### **LOUNGE**

16' 2" x 14' 5" (4.93m x 4.39m)

Having fitted log burner with oak mantel and slate hearth, tv aerial point and two radiators. Door to:

### **STUDY/SNUG/BEDROOM THREE**

8' 2" x 8' 3" (2.49m x 2.51m)

Having radiator.

### **KITCHEN/DINER**

16' 6" x 12' 0" (5.03m x 3.66m)

Having been refitted with an extensive range of modern cupboard and drawer units having quartz worksurfaces and central unit extending to form breakfast bar. Integrated appliances to include Indesit oven, built in microwave and five ring black glass gas hob with extractor hood over. Integrated fridge and dishwasher. Storage cupboard housing Worcester Bosch combination boiler. Karndean flooring, radiator and access to the dining area with space for table and chairs plus door to garage and door to garden.

### **DOUBLE BEDROOM ONE**

12' 11" x 10' 7" (3.94m x 3.23m)

having laminate wood flooring, radiator and feature wall panelling. Rear garden views.

### **DOUBLE BEDROOM TWO**

11' 10" x 8' 10" (3.61m x 2.69m)

Having laminate wood flooring, garden views and radiator.

### **BATHROOM**

Having a panelled bath with monsoon fixed head rain-shower over and glazed shower screen. Vanity wash basin with cupboard under and w.c., complementary tiling and tiled floor. Tall radiator.

### **OUTSIDE**

#### **GARAGE**

14' 4" x 8' 5" (4.37m x 2.57m)

Having twin opening doors to the front, power and light plus space and plumbing for washing machine and further space for tall fridge/freezer. From garage a door provides direct access to the dining area and kitchen.

### **GARDENS**

The front garden has an area of lawn with shrubbery borders, dwarf retaining wall, entrance gate and path to the side entrance door to the bungalow.

Access at the side leads to the attractive rear garden that enjoys a high degree of privacy with an area of lawn, mature shrubs, porcelain tiles, Cotswold stone, slate chippings and further paving area allowing for easy maintenance and perfect for outdoor entertaining. Timber fencing forms the boundaries.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

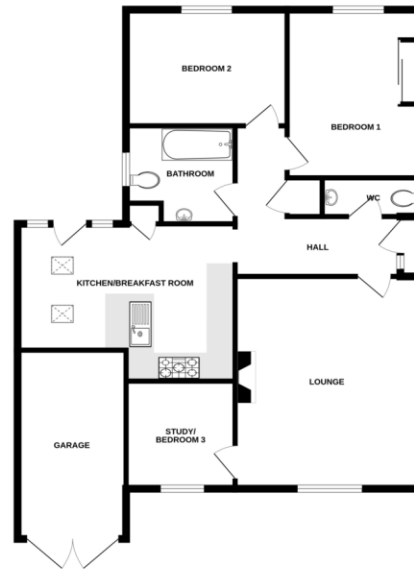
Strictly by appointment

## Contact Details

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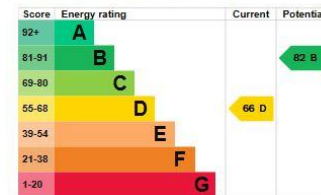
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60