



## 1 Offa Drive | Kenilworth | CV8 2GZ

A great opportunity to purchase this semi-detached chalet bungalow immediately available with 'No Chain' involved. The property benefits from easily maintained gardens, has its own driveway and detached garage to the rear and is within easy walking distance of town, train station, Abbey Fields, Castle and excellent local amenities including shops, cafés, restaurants. There is a ground floor double bedroom, two reception rooms, a modern kitchen and bathroom plus a large double bedroom on the first floor, therefore the accommodation is flexible in design.

£329,950

- Chalet Design Semi Detached Bungalow
- Two Double Bedrooms
- No Chain Involved
- Driveway Parking and Detached Garage



## Property Description

### DOOR TO

### ENTRANCE HALL

With radiator and smoke detector

### KITCHEN

7' 8" x 6' 3" (2.34m x 1.91m)

A modern kitchen with views over the front garden. The kitchen has a range of cupboard and drawer units with matching wall cupboards and contrasting round edged work surfaces that provide a lot of storage and preparation space. It also includes a AEG four ring electric hob, Beko electric oven, extractor fan, stainless steel sink, integrated Beko automatic washing machine, integrated Hotpoint dishwasher, integrated tall fridge and freezer and complementary tiling.

### LOUNGE

12' 7" x 12' 5" (3.84m x 3.78m)

An attractive room with a large picture window overlooking the front garden, a log burner with solid wood fireplace and slate hearth. Radiator.

### BATHROOM

5' 7" x 5' 6" (1.7m x 1.68m)

With pedestal wash basin, large walk-in shower with screen, w.c., heated towel rail and complementary tiling.



### **DOUBLE BEDROOM**

10' 1" x 11' 9" (3.07m x 3.58m)

With patio doors out to the rear garden. Radiator.

### **DINING ROOM**

10' 1" x 11' 9" (3.07m x 3.58m)

With patio doors to the garden and decking area.

Radiator and under stairs storage cupboard housing the Baxi gas boiler. Staircase to:

### **FIRST FLOOR LANDING**

With side window and smoke detector.

### **LARGE DOUBLE BEDROOM TWO**

15' 4" x 15' 0" (4.67m x 4.57m)

With Velux windows, radiator, two built in wardrobes and access to under eaves storage space.

### **OUTSIDE**

#### **FRONT GARDEN**

An attractive front garden with mature trees and shrubs and a block paving area.

#### **DRIVEWAY**

A private driveway for number one provides ample parking and leads to the:

### **SINGLE GARAGE**

Having up and over door and personal side entrance door.

### **REAR GARDEN**

An attractive low maintenance rear garden having an area of lawn, timber decking and with timber fencing forming the boundaries.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

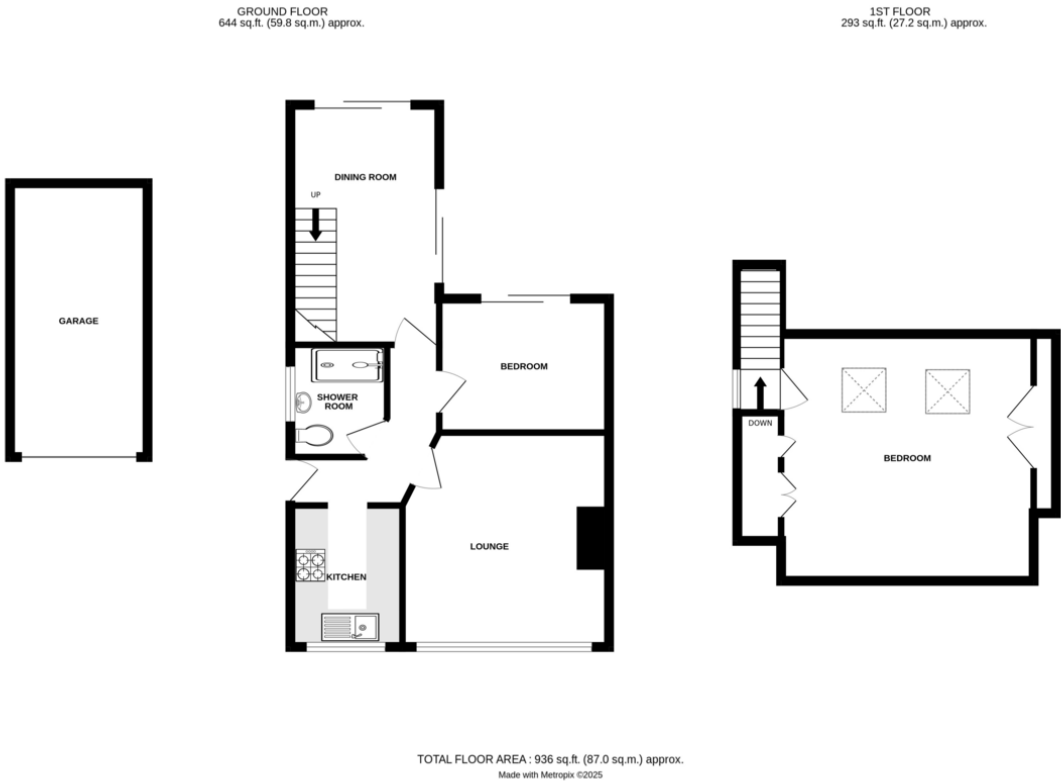
# Contact Details

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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 are 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 E. It has the potential to be C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |