BOOTHROYD
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Adcock Drive, Kenilworth

Offers In The Region Of £220,000

- Two Bedroom End Terraced Retirement Bungalow
- Enclosed Porch, Hall & Outside Store
- Fitted Kitchen
- Large Conservatory/Garden Room
- No Onward Chain
- 70% Ownership
- Energy Rating 71
- Two Bedrooms And Refitted Shower Room
- Driveway Parking To side
- Warwick District Council Tax Band C

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Adcock Drive, Kenilworth, CV8 2RB

A superbly presented and well positioned two bedroom semi-detached bungalow with the benefit of a front porch and garden room/conservatory. The fully gas fired, centrally heated and double glazed quality accommodation comprises: enclosed porch with store, reception hall with built-in boiler cupboard/airing cupboard, re-fitted quality kitchen, attractive spacious lounge with fireplace setting, conservatory, master bedroom, second single bedroom, re-fitted shower room with corner shower, delightful gardens to front and rear which are fully maintained by the management company. Early viewing is recommended, and the property is offered for sale with no onward chain.

2 1 1 C - 71

Council Tax Band: C







Ownership
What does 70% ownership mean? The Midland Heart retirement scheme at Adcock Drive is specifically designed for those of 60 years and over, or 55 years and in receipt of disability living allowance, to purchase a bungalow for their own ownership and occupation at only 70% of the full market value. There is no equity share and Midland Heart make no charge for the additional 30% that is owned by the housing association. There is a monthly maintenance charge to cover the services of maintenance and the resident manager on site who has been at the property for 23 years.

Enclosed Porch
With surrounding double glazed windows with internal composite double glazed door, LED downlighters, ceramic tiling to floor into the

Reception Hall
With ceramic tiles to floor, ceiling light, wall mounted electric isolation unit, radiator, doorway to,

Kitchen
2.20m x 2.67m (7'2" x 8'9")
Comprehensively fitted with cream high gloss fronted base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, ceramic tiling splash back, integrated appliances to include four ring Siemens stainless steel gas hob with concealed illuminated extractor hood over, Siemens eye level fan assisted oven with grill, space and plumbing for washing machine, ceiling light, double glazed window to side, ceramic tiling to floor and radiator.

Lounge
4.47m x 3.21m (14'7" x 10'6")
With walk in double glazed bay window with deep sill, radiator, oak strip flooring, feature living flame effect electric fire with marble composite inset and hearth with wooden mantel and surround, coving, ceiling light, door to

Inner Hall
Access to roof space, door to storage cupboard, oak strip floor, door to

Shower Room
1.94m x 1.65m (6'4" x 5'4")
Comprehensively refitted with a three piece white suite with low level encased w.c, vanity wash hand basin with chrome mixer tap and cupboard below, large walk in shower enclosure with mains fed shower with chrome fittings and attachments, ceramic tiles to floor and walls, radiator, ceiling light, extractor fan, opaque double glazed window to side, door to the airing cupboard housing the Worcester Bosch combination boiler servicing the hot water and central heating with fitted shelving and hooks.

Double Bedroom One
3.43m x 3.20m (11'3" x 10'5")
With radiator, vinyl flooring, double glazed window overlooking the conservatory, built in double wardrobes with sliding part mirrored doors with hanging and shelving, radiator, ceiling light.

Bedroom Two
2.03m x 2.67m (6'7" x 8'9")
With double glazed door with matching slip window into the conservatory, oak strip floor, ceiling light, radiator, door to

Conservatory/Garden Room
3.01m x 5.46m (9'10" x 17'10")
With oak strip flooring, radiator, surrounding double glazed windows, french doors onto the communal gardens, attractive roof lantern with surrounding LED downlighters, radiator.

Outside
To the front of the bungalow is a maintained lawned fore garden with stepped paved pathway with handrail leading to front door, tarmacadam designated car parking space to side and gate leading to the maintained side gardens.

Rear Gardens
The property is further set to the rear in attractive landscaped gardens, again fully maintained with lawns, flower beds and borders.

Services
All mains services are connected;

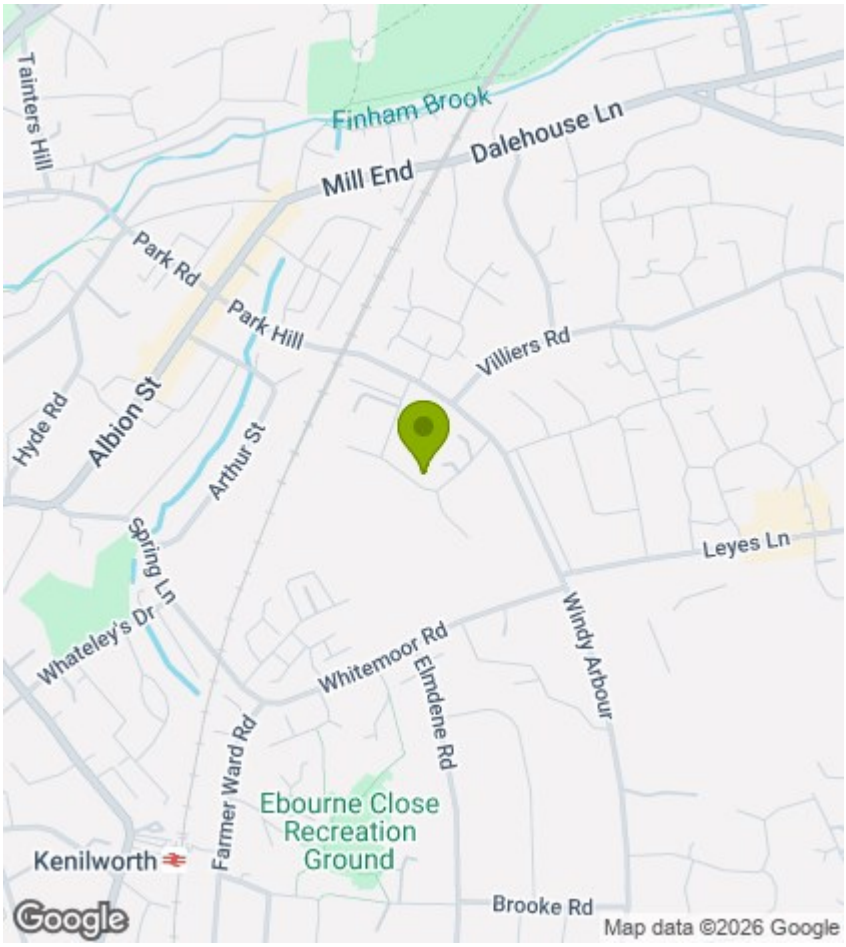
Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
2 Mbps
Superfast
92 Mbps
Ultrafast
1000 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

Tenure
The property is leasehold with an assumed 99 year lease and subject to the potential purchaser meeting the criteria for residency at the scheme ie; they must be over 60 years of age or 55 years plus in receipt of disability allowance. There is a monthly service charge of approx £150 paid to Midland Heart. The purchaser is responsible for paying around £400 plus VAT for the grant of a new lease plus a document fee of £65.00 plus VAT.

Fixtures & Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

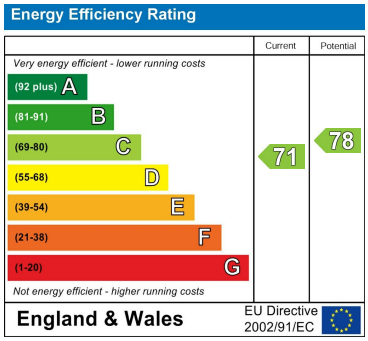


Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C





Total area: approx. 67.2 sq. metres (723.7 sq. feet)

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