



JULIE PHILPOT
RESIDENTIAL



30 Laburnum Avenue | Kenilworth | CV8 2DR

A conveniently located detached bungalow immediately available with 'No Chain' involved. The property provides light and airy living with two double bedrooms, plus a modern and well planned fitted kitchen and bathroom with bath and separate shower. Outside are very attractive gardens, driveway parking and a large than average garage. The location is ideal with parks, shops, train station and town centre all within a short walk.

£485,000

- Viewing Essential
- No Chain Involved
- Two Double Bedrooms
- Attractive Gardens



Property Description

DOOR TO

ENTRANCE HALL

A welcoming entrance to the bungalow having an inset matwell, radiator and access to roof storage space via pull down loft ladder. Built in storage cupboard housing the Vaillant gas boiler.

LOUNGE/DINER

19' 0" x 12' 6" (5.79m x 3.81m) 'L' Shaped Room
A light and airy lounge/diner with bay window, two radiators and feature fireplace with marble infill and hearth. Open access into the kitchen and double doors to:

CONSERVATORY

17' 6" x 6' 3" (5.33m x 1.91m)

A generous size conservatory having double doors leading into the garden and a further side entrance door. Two wall light points and radiator.

KITCHEN

9' 7" x 9' 1" (2.92m x 2.77m)

A modern fitted kitchen with an 'L' shaped worksurface having a one and a half bowl sink unit, extensive range of cupboard and drawer units under and matching wall cupboards over. Integrated fridge/freezer, four ring gas hob with extractor hood over and wall mounted electric double oven with further storage above and below.

DOUBLE BEDROOM ONE

12' 6" x 9' 8" (3.81m x 2.95m)

A nice double room located to the front of the property. Radiator.

DOUBLE BEDROOM TWO

10' 9" x 9' 8" (3.28m x 2.95m)

A second double bedroom located to the rear with a radiator and rear garden views.

BATHROOM

A spacious and modern bathroom with the added advantage of a panelled bath and a separate corner shower enclosure, wall hanging wash basin, w.c and heated towel rail. Full tiled walls, tiled floor and wall mounted electric heater.

OUTSIDE

GARAGE

20' 7" x 8' 0" (6.27m x 2.44m)

A larger than average garage having double opening doors to the front, light, power and personal entrance door to the rear. The garage also has space and plumbing for a washing machine and space for further appliances.

CLOAKROOM

With w.c.

GARDENS

The front garden has an area of lawn and shrubbery borders with driveway parking and dwarf retaining wall to the front. Access at the side leads to the attractive rear garden which enjoys a high degree of privacy. There is an area of lawn, full width patio for outdoor dining and borders to the sides. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

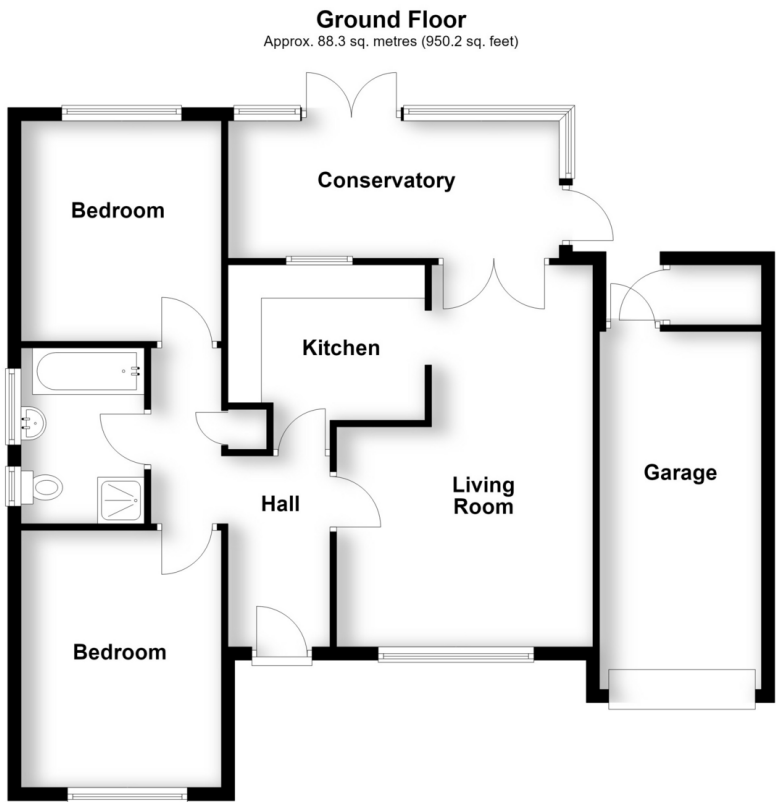
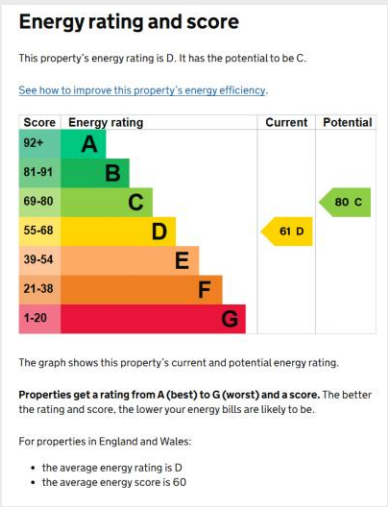
Strictly by appointment

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Total area: approx. 88.3 sq. metres (950.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



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