



## Farmer Ward Road, Kenilworth

£450,000

- Two Bedroom Link-Detached Bungalow
- Refitted Kitchen/Diner
- West Facing Rear Garden
- Single Garage & Driveway Parking
- Quality Conservatory
- Close to Town Centre
- EPC Rating - D
- Double Glazed & Gas Central Heating
- Two Ensuites
- Warwick County Council Tax Band - D

# Farmer Ward Road, Kenilworth, CV8 2DJ

This spacious two-bedroom link-detached bungalow is conveniently located within walking distance of the town centre, which offers a full range of facilities and amenities. The accommodation includes a porch, a reception hall, an attractive fitted kitchen/diner, a conservatory garden room, utility room, two double bedrooms both with en-suites. Outside, there is a bloc pavior forecourt and garden, an attached single garage with power, and a lawned west facing rear garden. The property features fully double-glazed windows and gas central heating and is being sold with no onward chain.



Council Tax Band: D



## Approach

Over bloc pavior driveway allowing for two/three vehicles with graveled fore garden. Step up with grab rails into a enclosed opaque glazed porch, through a composite glazed door into the

## Reception Hall

With downlighters, fitted wardrobe with hanging rail and shelving, radiator, central ceiling light with doors off to

## Fitted Kitchen

Fitted with a range of matching shaker style base and wall units, with rounded edge work surfaces and a Belfast sink with drainer and a chrome mixer tap with glazed window overlooking the rear garden. It includes a Hotpoint electric hob with a concealed illuminated extractor hood above, and a mid level double fan-assisted oven below with a Bosch integrated microwave above and a freestanding Bosch dishwasher

## Kitchen/Diner

With side window, space for dining table with six chairs, central ceiling light, loft hatch access, radiator and storage cupboards.

## Garden Conservatory Room

With a pitched glazed roof, windows and door with fitted blinds to the rear overlooking the garden, wall lights, power and light connected with tv point. Archway through to

## Utility

Flat panel wall units, countertop with undercounter fridge, washing machine and dryer with Upright fridge/freezer and strip light above.

## Lounge

With a remote controlled electric fireplace, dual aspect from bay window to the front elevation and borrowed light from the sliding patio door at the rear, coving, central ceiling light and doors off to

## Double Bedroom One

Array of wardrobes and overhead storage, dual aspect windows, radiator, electric panel wall heater, wall hung tv point, downlighters and coving with door off to

## En-Suite

A well-appointed four-piece suite featuring an electric shower over bath with glazed shower screen. The suite comprises a low-level WC and bidet, complemented by full-height ceramic tiling with further benefits including heated chrome towel radiator, inset ceiling

downlighters, extractor fan, vanity wash hand basin with cupboard storage below set beneath a mirror, loft hatch access.

## Double Bedroom Two

Window to the front elevation with radiator below and array of fitted wardrobes, chest of drawers and overhead storage. Door off to

## En-Suite

with opaque glazed window, to the side, low level WC, wash hand basin with hot and cold taps, Step in to electric shower unit with splashback and extractor above.

## Single Garage

Timber panel doors at the front, with power and lighting connected, housing the gas and electricity meters.

## Rear Garden

Fully enclosed by perimeter fencing, patio space with step down to lawn with a variety of mature bushes and shrubs with timber side gated entrance and outside tap.

## Tenure

The property is Freehold.

## Fixtures and Fittings

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

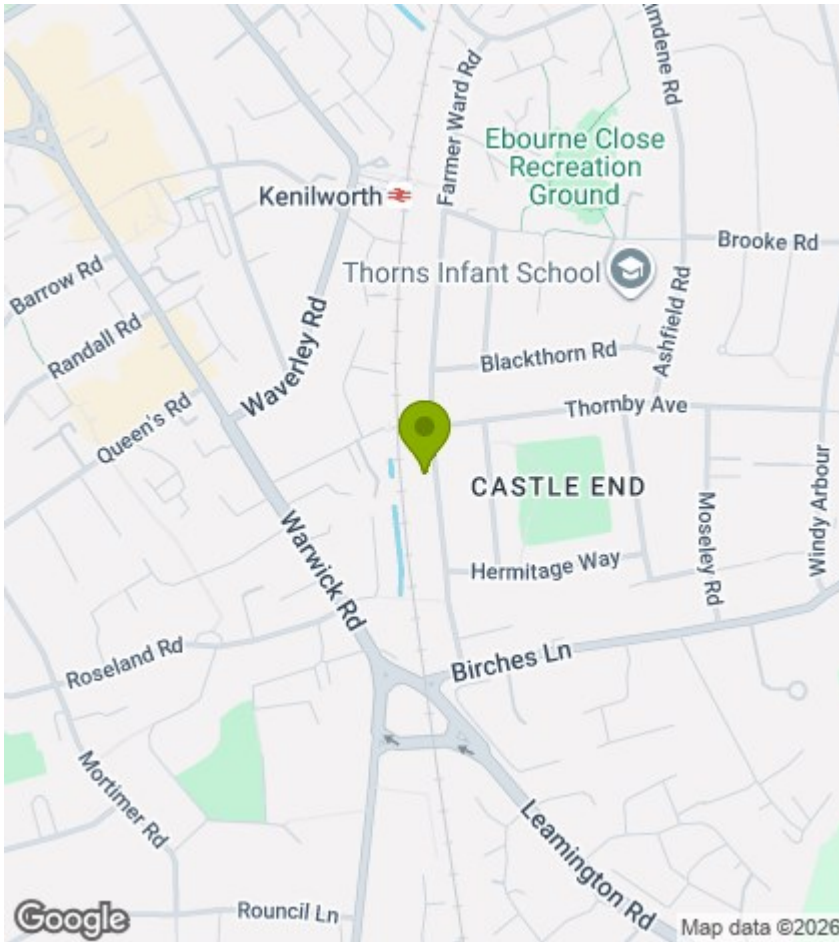
## Services

Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
16 Mbps  
Superfast  
118 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin



## Viewings

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

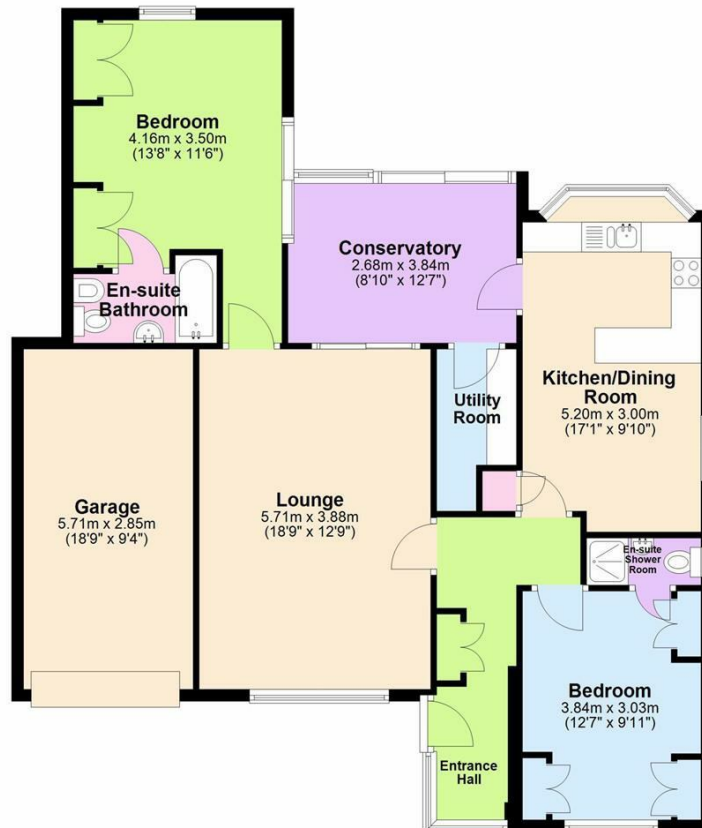
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 114.0 sq. metres (1227.5 sq. feet)



Total area: approx. 114.0 sq. metres (1227.5 sq. feet)