



## Convent Close, Kenilworth

Offers In The Region Of £479,950

- Two Bedroom Detached Bungalow
- lounge/Dining Room
- Energy Rating D - 66
- Carport, Single Garage & Block Paved Driveway
- No Onward Chain
- Spacious Reception Hall
- Fitted Kitchen
- Two Double Bedrooms
- Attractive South Facing Tiered Rear Garden
- Warwick District Council - Tax Band E

# Convent Close, Kenilworth CV8 2FQ

A two bedroom detached bungalow located in this well-regarded cul-de-sac location close to Old Town and some of Kenilworth's lovely walks to include the Greenway, Kenilworth Common, and the Abbey Fields Close by. Offered for sale with no onward chain the accommodation comprises; side entrance with carport and spacious reception hallway, living/dining room, fitted kitchen, two good size double bedrooms, shower room, side lobby with utility cupboard. Outside there is an attractive tiered south facing rear garden, and to the front a block paved driveway with parking for two/three cars. The property has been re roofed in recent years and benefits from modern gas fired central heating and double glazing.



Council Tax Band: E



## Approach

Over a block paved driveway widened for more vehicular access leading to a polycarbonate car port with side hardwood opaque double glazed front door with matching full height windows into the

## Reception Hall

With ceiling light, coving, radiator, useful storage cupboard with hanging and shelving also housing the Vaillant eco tec Pro 24 combination boiler servicing the hot water and central heating vented through the loft.

## Lounge/Dining Room

16'4" x 11'4"

With double glazed window and door overlooking the rear garden, central ceiling light, two wall lights, coving, double glazed window to side, living flame effect coal gas fire with oak mantel and surround, t.v point.

## Kitchen

14'1" x 9'10"

Comprehensively fitted with a range of matching cream shaker style base and wall units with marble effect rounded edge work surfaces with ceramic tiled splash backs, double oven with gas hob, freestanding fridge freezer, feature alcove, one and a half bowl stainless steel sink with chrome mixer tap, two ceiling lights, double glazed door to side passage, vinyl flooring and radiator.

## Double Bedroom One

11'11" x 11'4"

With double glazed bow window to front, ceiling light, coving, radiator, range of built in wardrobes with matching vanity table with drawers, matching bedside tables and head board.

## Double Bedroom Two

11'11" x 9'11"

With double glazed bow window to front, ceiling light, coving, radiator.

## Shower Room

With a three piece suite with low level w.c, vanity wash hand basin with cupboard below, large walk in shower enclosure with mains fed Grohe shower with chrome fittings, ceramic tiling to walls and easy wipe splashback to shower, opaque double glazed window to side, ceiling light, coving, radiator, wall mounted mirrored vanity cabinet, access to insulated and boarded loft ladder with light.

## Side Lean-to

With pitched roof and half windows to side, double

glazed doors to front and rear, useful utility cupboard with washing machine and stacked dryer, shelf and cold-water tap.

## Single Garage

16'10" x 8'1"

With moulded fibreglass up and over door to front with power and light connected, door to rear garden, useful shelving and wall cupboards, also housing the electric isolation unit and electric and gas meter.

## Rear Garden

Attractive rear garden with a sunny south facing rear aspect, tiered to four levels and beautifully stocked with a generous amount of shrubs and plants, screening well-kept laurel hedging to three boundaries, full width patio, timber shed and greenhouse.

## Front

To the front of the property there is a block paved driveway with parking for several cars, well kept low maintenance gravelled fore garden with shrubs and plants.

## Tenure

The property is freehold.

## Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

46 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

## Fixtures And 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(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. 89.6 sq. metres



Total area: approx. 89.6 sq. metres