



3 Eden Croft, Kenilworth, CV8 2BG

Asking Price £379,950

- Two Bedroom Link Detached Bungalow
- Requiring Modernisation
- Rear Garden
- Double Glazing Throughout
- Warwick District Council Tax Band E
- Large Tandem Garage
- No Onward Chain
- Gas Central Heating System
- Through Lounge With Fireplace
- Energy Rating E

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A two bedroom link-detached bungalow requiring modernisation. In this popular Crescent the property comprises a porch, hallway, through lounge, two bedrooms and a bathroom with separate wc. Front driveway with tandem garage and beautiful rear garden. Roof and guttering recently replaced, Offered with no onward chain.



Council Tax Band: E



Hallway

Cupboard, radiator and doors into

Lounge

Window to the fore and patio door to the rear. Twin radiators and a stone fireplace with a coal effect fire.

Kitchen

With oak units to wall and base. The base units have a roll topped worksurface with an inset single drainer sink set beneath the window to the rear. Four ring Hotpoint cooker with oven, space for fridge freezer and washing machine. Potterton boiler, door into the rear East facing garden.

Bedroom One

Window to the fore with a radiator beneath.

Bedroom Two

Window to the fore with a radiator beneath overlooking rear garden.

Bathroom

With a coloured suite that comprises a panelled bath with mains fed shower, pedestal wash hand basin and a close coupled wc. Two windows and a radiator with access to loft.

Rear Garden

Paved patio and mainly laid to lawn. Enclosed with panelled fencing. A pathway to the side for access.

Tandam Garage

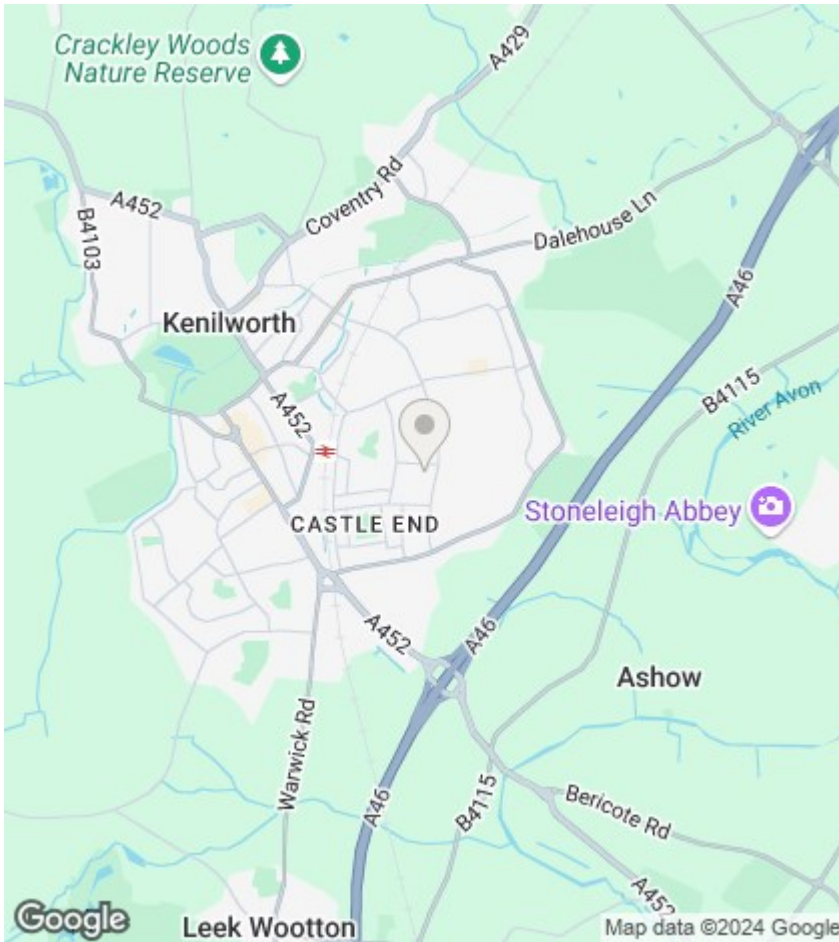
With up and over door and a side door with meters.

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.



Directions

Viewings

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

EPC Rating:

E

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | | |
| (55-68) D | | 53 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

