



## Archer Road, Kenilworth. CV8 1DJ

Offers Over £400,000

- Attractive Three Bedroom Link Detached Bungalow
- Mature Rear Garden And Patio
- Block Driveway And Side Garage
- Through Lounge/Dining Room And Conservatory
- No Onward Chain
- High Gloss Fitted kitchen With Appliances
- EPC Rating D - 62
- Close To Kenilworth Town Centre
- Refitted Shower Room
- Warwick District Council Tax Band D



# Archer Road, Kenilworth. CV8 1DJ

A link detached 3 bedroom bungalow that is conveniently situated for Kenilworth town centre and also benefitting both double glazing and gas central heating. The accommodation comprises a porch, entrance hallway, sitting room with gas fire, high gloss fitted kitchen, conservatory, refitted shower room and two bedrooms off the main hallway and a further bedroom/study off the lounge. Outside is a front driveway to an attached side garage. The rear garden is currently landscaped to incorporate a large terrace, lawn and raised planted beds. The property is offered for sale with no onward chain.



Council Tax Band: D



### **Entrance Porch**

With a double glazed entrance door with matching side lights, vinyl flooring and a further door into

### **Reception Hallway**

Wood laminate flooring, central heating radiator and an airing cupboard. All doors off to

### **Lounge**

12'7" x 19'0"

With wood laminate flooring, two radiators, double glazed window to the fore and French doors into the conservatory. The focal point is provided by a brick fireplace housing a four bar gas fire, serving hatch from the kitchen.

### **Conservatory**

6'11" x 17'9"

Being double glazed with French doors onto the landscaped rear garden, vinyl flooring, radiator and a counter top with plumbing for an automatic washing machine and space for a tumble dryer.

### **Fitted Kitchen**

9'8" x 7'6"

Comprehensively fitted with a range of modern high gloss units to both wall and base. The base units are contrasted with a granite effect roll topped work surface. Inset single drainer sink unit with mixer tap. Complimentary tiling to the splashbacks, fridge freezer, electric hob and oven set beneath an extractor canopy. Double glazed window and door leads into

### **Bedroom One**

12'7" x 9'10"

Radiator and double glazed window to the fore.

### **Bedroom Two**

10'11" x 9'10"

Radiator and double glazed window to the rear

### **Bedroom Three/Study**

8'0" x 8'0"

Accessed of the lounge with a radiator and double glazed window to the rear.

### **Shower Room**

8'9" x 5'11"

Fitted with a modern white suite that comprises a walk in shower cubicle, pedestal wash hand basin and a close coupled wc. Complimentary tiling to the splashbacks, radiator and a frosted double glazed window to the side.

### **Driveway And Garage**

16'0" x 8'0"

Offering hardstanding for one car. The garage has an up and over door

### **Attractive Rear Garden**

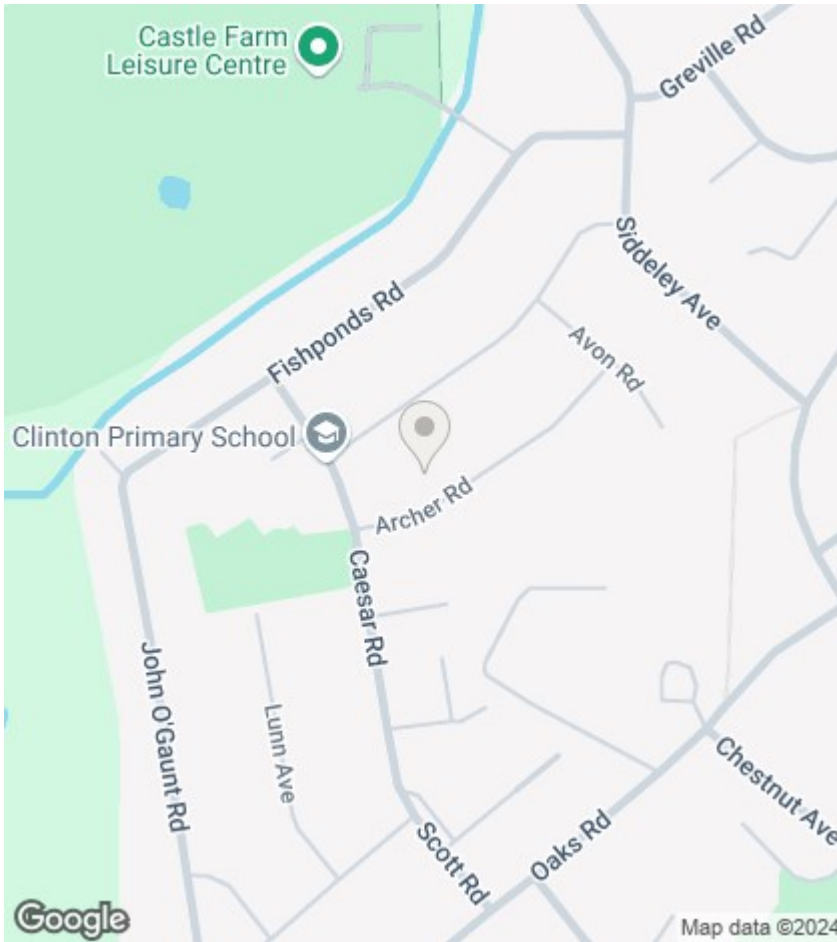
Directly behind the property is a paved terrace with further matching sun lounge area. The remainder of the garden is mainly lawned with mature shrub borders and enclosed with panelled fencing.

### **Services**

All mains services connected.

### **Tenure**

The property is Freehold



## 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>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 95.5 sq. metres

