



Adcock Drive, Kenilworth

Offers In The Region Of £225,000

- Two bedroom Detached Retirement Bungalow With No Chain
- Reception Hall & Fitted Kitchen
- Lounge With Bay Window
- Shower Room
- Driveway Parking & Enclosed Rear Garden
- 70% Ownership
- Energy Rating D - 65
- Two Bedrooms
- Head Of Cul De Sac
- Warwick District Council - Tax Band C

Adcock Drive, Kenilworth CV8 2RB

An attractively situated detached bungalow on a managed retirement scheme having the advantage of a private enclosed rear garden which is maintained by the scheme managers, together with a pavilion style conservatory extension, PVCu double glazing, modern gas central heating. Offering comfortable manageable accommodation comprising; front door to entrance hall, attractive lounge with fireplace feature and bay window, well fitted kitchen, fitted master bedroom with door to conservatory, second bedroom, fully fitted wet room shower, parking space and attractive gardens with delightful outlook. The property is offered for sale with immediate vacant possession and no chain on 70% purchase basis.



Council Tax Band: C



Entrance

Pathway approach leading to a upvc front door and glazed side panel leading to

Reception Hall

With fitted matting, coving, radiator with cover, central heating thermostat control, wall mounted electric isolation unit and doors leading off

Lounge

14'8" x 10'5"

With a walk in double glazed bay window to front, radiator beneath, coving, two central ceiling rose, feature living flame effect pebble fireplace with marble effect surround, t.v. aerial point.

Kitchen

7'3" x 8'9"

Comprehensively fitted with a range of matching cream shaker style base and wall units with black marble effect rounded edge work surfaces with ceramic tiled splash back, one and a half bowl stainless steel sink with chrome mixer tap, slot in cooker with double oven and grill and four ring gas hob with illuminated stainless steel extractor hood above, space and plumbing for washing machine, space for under counter fridge freezer, double glazed window to side, ceramic tiling to floor, ceiling strip light.

Inner Hall

Smoke alarm, coving, built in shelved cupboard, access to roof space and doors leading off

Bedroom One

11'1" x 10'5"

With radiator, five door built-in wardrobe cupboard with hanging rails and storage, further storage cupboards above, coving, double glazed PVCu windows with central door leading to conservatory.

Conservatory

8'4" x 10'5"

With low level brick walls and double glazed windows and doors with pitched pavilion style polycarbonate roof with central ceiling light, roller blinds to all windows and doors, wood laminate flooring, delightful view over the garden and surrounding fields. (note the conservatory does not form part of the demise).

Bedroom Two

6'6" x 8'9"

With radiator, double glazed window to rear, coving and ceiling light.

Shower Room

With a three piece suite with low level w.c, pedestal wash hand basin, corner walk in shower enclosure with Triton electric shower, ceramic tiling to walls, non-slip flooring, opaque double glazed window to side, ceiling light, extractor fan, radiator, door to the airing cupboard with fitted shelving also housing the Main Eco Lite combination boiler servicing the hot water and central heating.

Rear Gardens

Attractive gardens to the sides and rear of the property with a variety of shrubs and plants to the borders which are fully enclosed and private to the bungalow, however are maintained

by the development managers. There is a side patio area with water butt and outlooks open land yet with screening mature trees, side gated access with outside tap, timber shed.

Outside

To the front of the property there is a parking space with maintained front lawned garden and pathway leading to the front door. There is a built-in store suitable for dustbin storage, recycling and housing the gas and electricity meters. A side gated access leads to the rear gardens.

Service Charges

The property is managed by Midland Heart Limited and is a leasehold property. The sale is subject to the potential purchaser meeting the criteria for residency at this scheme eg; they must be over 60 years of age or 55 plus and in receipt of disability allowance, also subject to approval by the Scheme Manager. There is a monthly service charge of £206 approx. There are legal fees to be paid by the purchasers for the grant of a new lease and these are currently £400 plus VAT plus a document fee of £65 plus VAT. We hold a copy of the service charge breakdown at our office if required.

Tenure

The property is leasehold.

Services

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2

Broadband

Basic
2 Mbps
Superfast
140 Mbps
Ultrafast
1000 Mbps

Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & 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) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

