



Farmer Ward Road, Kenilworth

Offers Over £400,000

- Detached Bungalow Requiring Modernisation
- Two Bedrooms And Study
- Gas Central Heating And Double Glazing
- Paved Driveway And Side Garage
- Offered With No Onward Chain
- Through Lounge With Conservatory
- EPC Rating D - 66
- Extended Kitchen With A Range Oven
- Mature Rear Gardens
- Warwick District Council Tax Band D

Farmer Ward Road, Kenilworth CV8 2DJ

A two bedroom detached bungalow on Farmer Ward Road that is offered for sale with no onward chain. The property has been extended but does require some modernisation. Benefitting gas central heating with a condensing boiler and double glazing throughout. You approached across a pressed driveway that provides hardstanding and leads to the porch and hallway beyond. All rooms radiate from the hallway with a through lounge with feature fireplace, extended kitchen with range oven and a conservatory. There are two bedrooms, study and a four piece bathroom suite. Outside is a generous south westerly facing rear garden and a side garage with stores behind.



Council Tax Band: D



Porch

With a uPVC entrance door and further door into the hallway.

Hallway

With a radiator, airing cupboard housing the condensing boiler, storage cupboard and doors off to:

Lounge/ Dining Room

18'8" x 12'7"

With a bow window to the fore and patio doors to the rear. Twin radiators and a cast iron feature fireplace.

Bedroom (Front)

12'7" x 9'10"

Leaded window to the fore with a radiator beneath and fitted wardrobes.

Bathroom

With a panelled bath, close coupled wc, vanity wash hand basin and a corner shower cubicle with an electric shower. Heated towel rail and frosted windows to the side.

Bedroom

10'9" x 9'10"

Window to the rear with a radiator beneath and laminate flooring.

Study

11'3" x 6'9"

With built in desk and shelving, laminate floors, frosted window to the side and a radiator. Fixed steps lead to the loft.

Loft Room

Boarded loft with shelving units and cupboard.

Extended Kitchen

17'1" x 9'8"

Fitted with gloss white front units with a contrasting black counter with matching upstands. Leisure range oven with brushed steel canopy. Composite sink unit with mixer tap set beneath the window to the rear. Heated towel rail, plumbing for automatic washing machine and for a dishwasher. Door leads into:

Conservatory

7'5" x 10'3"

With French doors into the rear garden, vaulted ceiling and tiled floor.

Rear Garden

Having a timber deck and steps to the formal lawn. Enclosed with panelled fencing and having mature shrubs. There is a small greenhouse and door into the side garage.

Garage

With up and over door and two generous storage areas behind. Power and lighting laid on.

Driveway and Foregarden

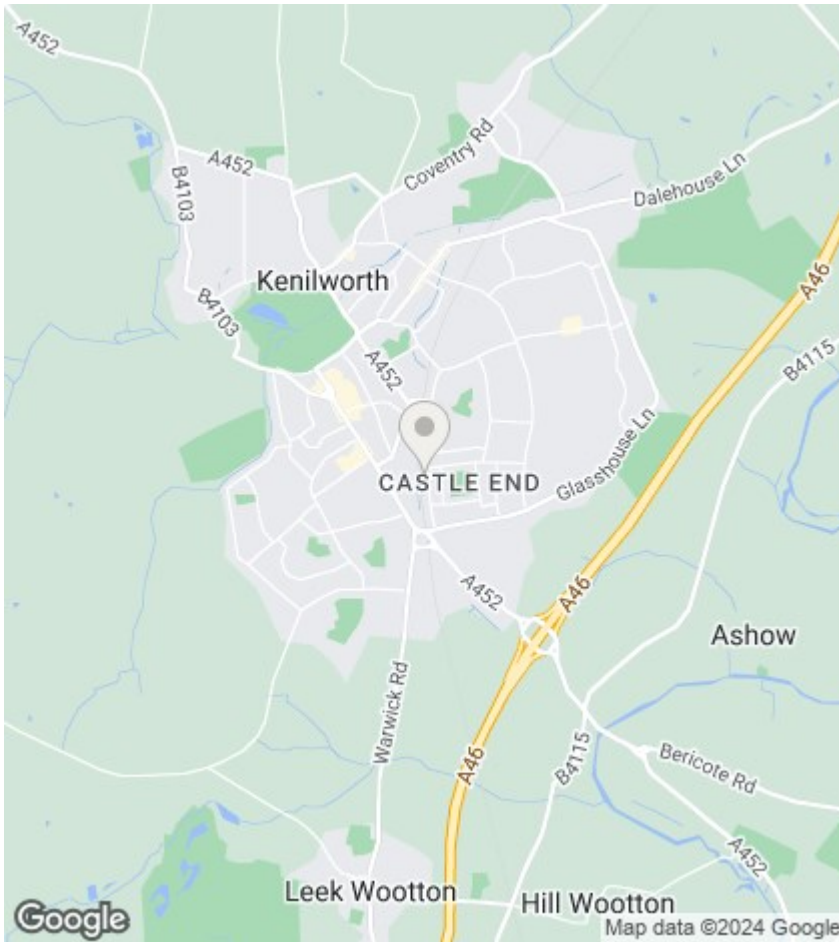
The property is set behind a dwarf wall with a well stocked border behind. The pressed driveway that leads to the garage and provides hardstanding.

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.



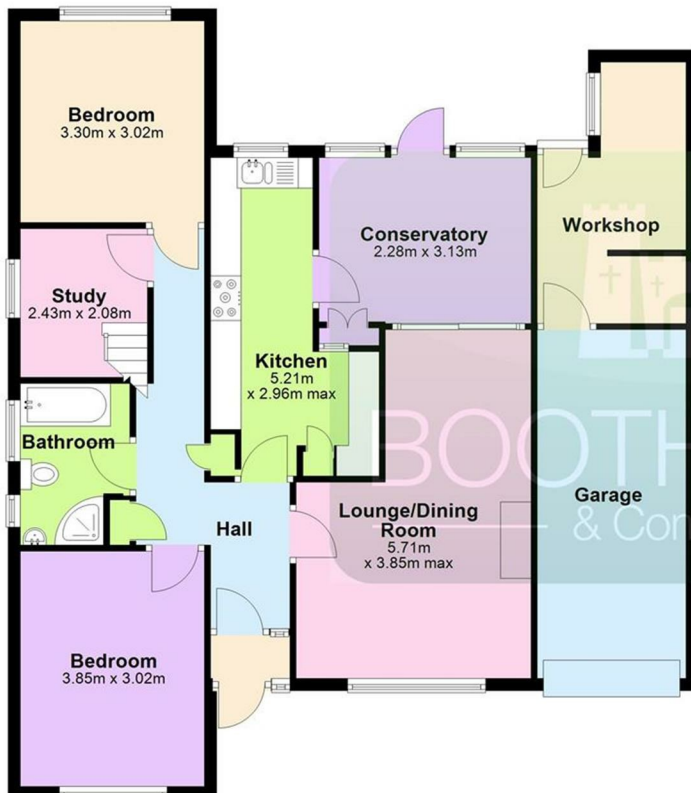
Viewings

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

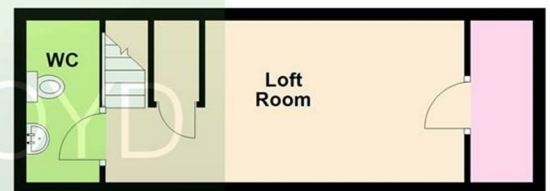
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 84 </div>
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 107.2 sq. metres



First Floor
Approx. 22.0 sq. metres



Total area: approx. 129.2 sq. metres