



## Newfield Avenue, Kenilworth

Offers In The Region Of £514,500

- Three Bedroom Detached Bungalow
- Open Porch & Reception Hall
- Lounge/Dining Room
- Bathroom With Shower Over
- New Roof
- No Chain With Some Modernisation Required
- Energy Rating D - 62
- Two Double Bedrooms & One Single Bedroom (Or Study)
- Attractive Garden, Garage, & Driveway Parking
- Warwick District Council Tax Band E



# Newfield Avenue, Kenilworth CV8 2AU

A spacious three bedroom detached bungalow recently redecorated and recarpeted. Located in a quiet residential road just off Windy Arbour. Offered for sale with double glazing, gas fired central heating and the benefit of a new roof, with no onward chain the property comprises, enclosed porch, reception hall, lounge/dining room, three bedrooms, bathroom, kitchen, utility, cloakroom w.c., and single garage. Outside there is an attractive enclosed lawned rear garden and to the front driveway parking and front fore garden with dwarf wall.



Council Tax Band: E



### Approach

Over a concrete driveway and paved pathway with two steps to a Upvc double glazed entrance porch with tiled floor, ceiling light, internal hardwood panelled and opaque glazed door into the

### Hall

Spacious L shaped reception hallway with central ceiling light, radiator, access to insulated roof space, door to the

### Lounge

22'9" x 13'1"

With double glazed window to front, two ceiling lights, radiator, further double glazed window to side, fireplace surround with fitted shelving to one side, coving, further radiator.

### Kitchen

12'3" x 10'2"

Fitted with a range of whitewashed base and wall units with wood block effect rounded edge work surfaces with circular bowl and drainer stainless steel sink with chrome mixer tap, serving hatch to the living room, slot in fridge/freezer, island unit with four ring gas hob, vinyl floor, radiator door to the

### Cloakroom

With a low level w.c., and vinyl flooring.

### Utility Lobby

With opaque glazed door to the garden and door to the

### Utility

5'2" x 8'7"

With glazed window to rear, wall mounted Worcester Bosch combination boiler servicing the hot water and central heating, single drainer stainless steel sink with cupboard below, space and plumbing for washing machine and dishwasher with a door into the garage.

### Garage

19'3" x 8'7"

With metal up and over door to front, power and light connected.

### Double Bedroom One

10'10" x 12'8"

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

### Bathroom

With a three piece coloured suite with low level w.c., pedestal wash hand basin, corner bath with Triton electric shower over with curved shower screen, opaque double glazed window to rear, airing cupboard with slatted shelving.

### Double Bedroom Two

10'5" x 12'8"

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

### Bedroom Three

6'8" x 9'6"

With double glazed window to side, ceiling light, radiator and side shelving.

### Rear Garden

Predominantly laid to lawn with well stocked borders, full width patio and enclosed by perimeter fencing, side gated access with full width crazy paved patio.

### Front

To the front of the property is a paved and concrete driveway with parking for 1/2 cars, inset fore garden with dwarf front wall and well kept borders with a variety of 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  
66 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

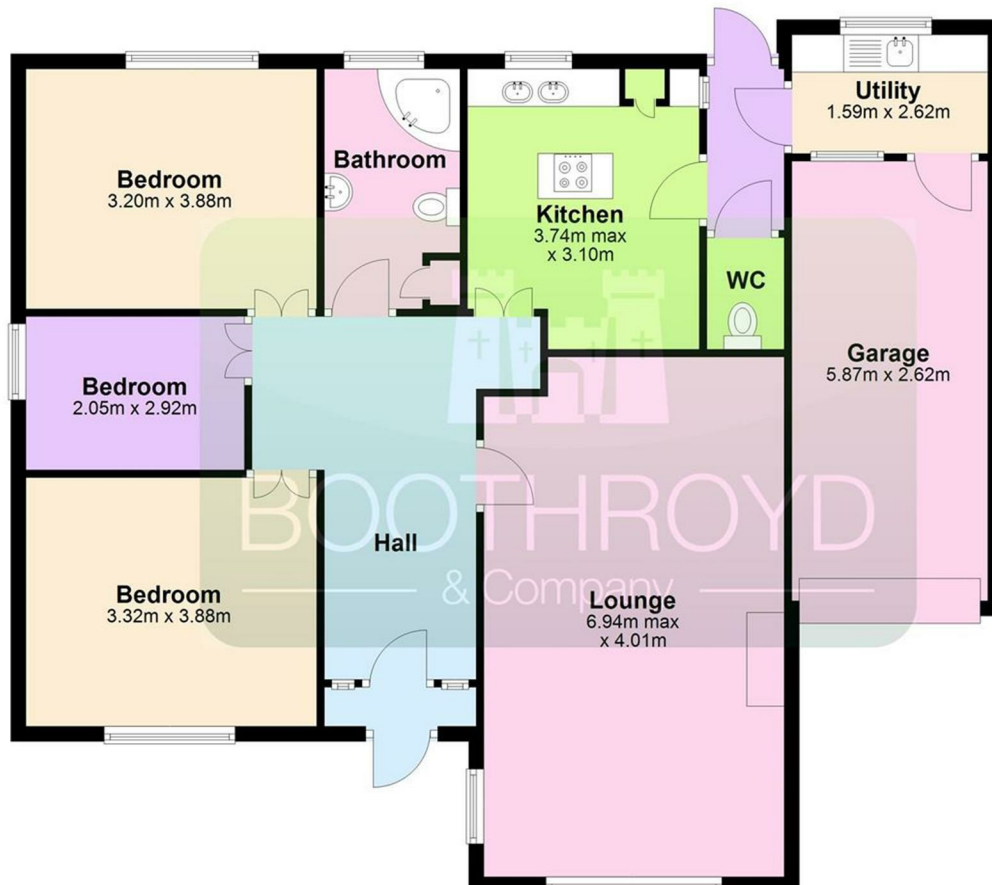
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor

Approx. 117.4 sq. metres



Total area: approx. 117.4 sq. metres