



## Mill End, Kenilworth

£399,500

- Two Bedroom Detached Bungalow On An Elevated Plot
- No Onward Chain
- L Shaped Reception Hall
- Fitted kitchen With Lean To Off
- Garage, Driveway Parking And Attractive Two Tiered Rear Garden
- Close To Kenilworth Common And Old Town
- Energy Rating D -63
- Lounge/Dining Room
- Two Double Bedrooms And Shower Room
- Warwick District Council - Tax Band D

# Mill End, Kenilworth CV8 2HP

A unique opportunity to purchase one of only two bungalows on this desirable road, this two bedroom detached property located on an elevated plot with steps up on the approach. Situated close to old town and convenient for local shops and pubs the property is on a bus route to Warwick University and convenient for access to the A46. Offered for sale with no onward chain the accommodation with gas central heating and double glazing comprises; steps to front door, reception hall, L shaped lounge/dining room, fitted kitchen with lean to off. There are two double bedrooms and a refitted shower room. Outside a lovely south facing rear garden on two tiers that is not overlooked and from the top of the garden is views back over Mill End towards Kenilworth Common. To the front there is a block paved driveway with parking for two cars and a single garage.



Council Tax Band: D



### Approach

Approach over a steep stepped pathway to a UPVC double glazed front door leading into the

### L-Shaped Reception Hall

With radiator, two ceiling lights, access to insulated and part boarded loft, useful storage cupboard housing the electric isolation unit and alarm control box with fitted shelf and hooks, further airing cupboard housing the Vaillant combination boiler servicing the hot water and central heating, door to the

### Lounge/Dining Room

17'3" x 20'10"

With double glazed window to side and front with elevated views over Kenilworth Common, coving, two ceiling lights, living flame effect coal gas fire with marble composite inset and hearth with wooden mantel and surround, two radiators opening to the dining area with double glazed window to front, ceiling light, bi folding door to the

### Kitchen

Comprehensively fitted with a range of matching beech fronted base and wall units with marble effect rounded edge work surfaces with ceramic tiled splash backs, single drainer stainless steel sink with chrome mixer tap, slot in double electric oven with grill and gas hob over with concealed illuminated extractor hood, slot in undercounter fridge freezer, ceiling light, radiator, space for breakfast table, laminate floor tiles, glazed door and window to

### Lean-To

10'4" x 6'4"

With pitched polycarbonate roof, single glazed and door to side.

### Shower Room

With a refitted three piece white suite with high level w.c, vanity wash hand basin with cupboard below, large walk in shower enclosure with fitted screen with mains fed shower and twin shower heads, porcelain tiles to floor and walls, opaque double glazed window to side, ceiling light.

### Double Bedroom One

13'11" x 9'11"

With double glazed window overlooking the rear garden, radiator, ceiling light.

### Double Bedroom Two

10'5" x 10'5"

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

### Rear Garden

A delightful feature of the property landscaped to two tiers and south facing, laid to lawn with attractive rockery retained borders, paved pathway and established hedging to all boundaries, side timber shed and green house. The garden is not overlooked from the rear and offers attractive elevated views towards Kenilworth Common.

### Front

To the front of the property is a block paved driveway with parking for two cars, steps lead to the front door.

### Garage

There is a single garage to the front with metal up and over door with power connected.

### Tenure

The property is freehold.

### Services

All mains services are connected.

Mobile Coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
7 Mbps  
Superfast  
79 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### 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) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(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. 81.3 sq. metres



Total area: approx. 81.3 sq. metres